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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent
Google reviews 2006 to 2016



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Salisbury Road, Wood Green N22

£350,000 FOR SALE

Flat - Duplex

1 1 1



Salisbury Road, Wood Green N22 £350,000

Description

One Bedroom Duplex Flat, Salisbury Road, N22
A bright and well-presented one-bedroom duplex flat set on a popular residential street in N22, offered chain free and ideal for first-time buyers or investors. Arranged over two levels, the property benefits from generous natural light, private outdoor space, and excellent transport links.

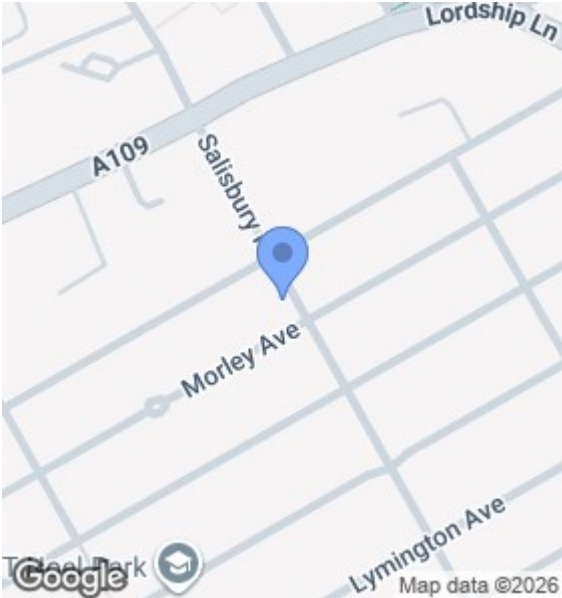
Key Features
Spacious one-bedroom duplex

Balcony plus a rear garden offering rare outdoor space

Key Features

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Leasehold
to be confirmed
to be confirmed
to be confirmed

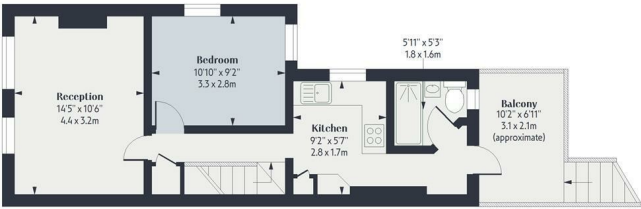


Floorplan

Salisbury Road, N22

Approx. Gross Internal Area 672 Sq Ft - 43.85 Sq M
Approx. Gross Balcony Area 72 Sq Ft - 6.69 Sq M

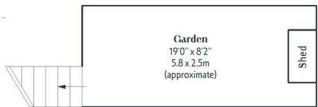
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First Floor
Floor Area 453 Sq Ft - 42.08 Sq M



Ground Floor Entrance
Floor Area 19 Sq Ft - 1.77 Sq M



Certified Property Measurer RICS

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.