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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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Lascotts Road, London N22

**£375,000** FOR SALE

Flat - Conversion

2 1 1



# Lascotts Road, London N22

£375,000

## Description

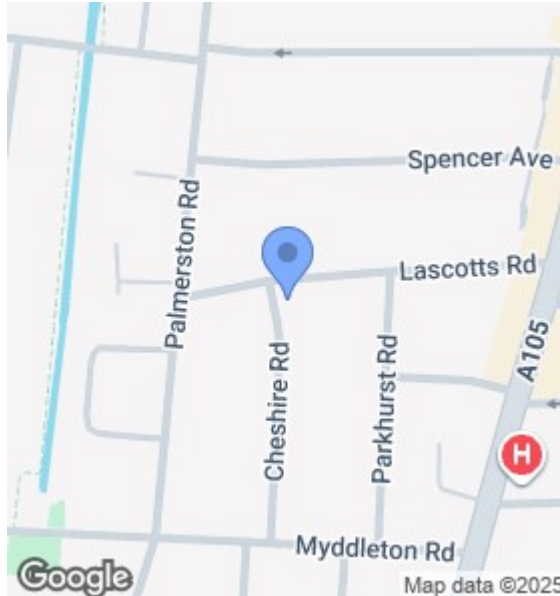
Well-Presented Two-Bedroom Apartment | Top Floor | Chain Free | Excellent Location

Set within a charming end-of-terrace period conversion on Lascotts Road, this bright and spacious top floor two-bedroom flat offers stylish living in the heart of Wood Green, N22.

Beautifully presented throughout, the property features a generous open-plan reception with a modern, fully integrated kitchen, two well-proportioned double bedrooms, and a contemporary bathroom complete with both a bathtub and separate shower – ideal for modern living.

## Key Features

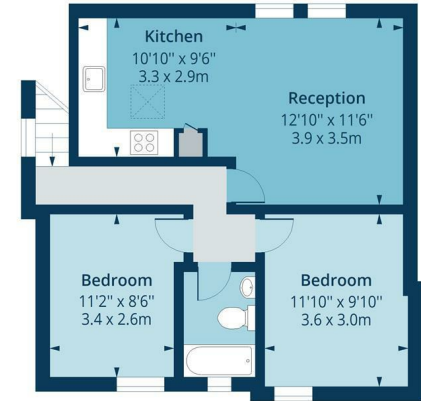
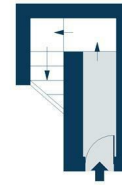
<b>Tenure</b>	Share of Freehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C



## Floorplan

### Lascotts Road, N22

Approx. Gross Internal Area 640 Sq Ft - 59.46 Sq M



### First Floor Entrance

Floor Area 38 Sq Ft - 3.53 Sq M

### Second Floor

Floor Area 602 Sq Ft - 55.93 Sq M



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.