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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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Lyndhurst Road, N22
£425,000 FOR SALE
Flat

2 1 1



Lyndhurst Road, N22

£425,000

Description

SHARE OF FREEHOLD. A fantastic two bedroom first floor garden flat, located on a popular turning on the borders of Wood Green and Palmers Green. This stylish property offers direct access to a large private garden, a spacious reception room, two double bedrooms, a modern kitchen and contemporary bathroom and huge loft space. The flat has the additional benefit, double glazed windows and a share of freehold. For transport into Central London; Bowes Park train station, Wood Green & Bounds Green tube station are within walking distance.

- Key Features
- Tenure

Lease Expires

Ground Rent

Service Charge

Local Authority

Council Tax
- Freehold

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Floorplan

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.