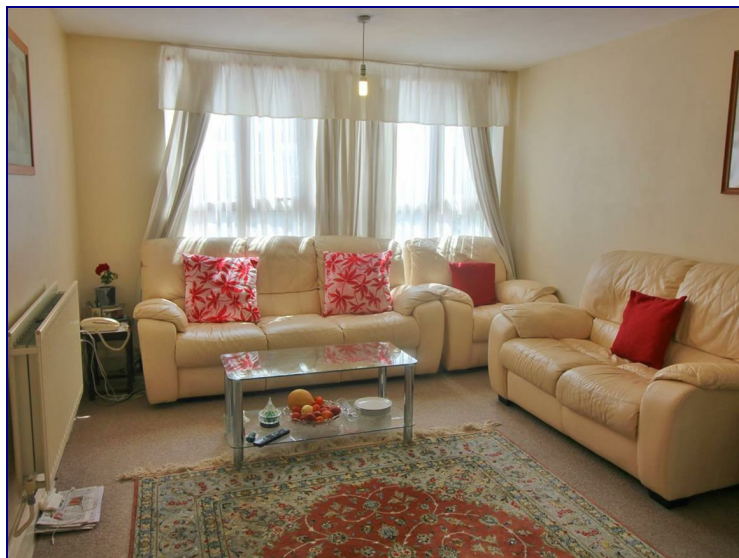


Mayes Road, London, N22 6TL



Asking Price £375,000

Kings Group are pleased to present this TWO Bedroom apartment located in a very sought after part of wood green. The property has a spacious bright reception room a separate kitchen and two Double Bedrooms plus a family bathroom. The property is located on the 1st floor and comes with a private balcony and private parking spaces for two cars. This is perfect for both 1st time buyers and investors and is one that will gain a lot of interest.

The property benefits from being a stone throw away from the shopping centre and many amenities and the many transport links of Wood Green are within close proximity. There are regular activities, events and green spaces to explore which make this a property worth viewing.

Leasehold

Reception Room

18'01 x 11'05 (5.51m x 3.48m)

Window to rear aspect, double radiator, television point, telephone point, power point, gas heater feature, carpet flooring.

Kitchen

13'04 x 7'02 (4.06m x 2.18m)

Window to rear aspect, range of wall and base unit with roll top work surface, stainless steel, sink unit, single drainer sink unit, plumbed for washing machine, space for fridge freezer, space for cooker, space for washing machine, electric oven, electric hob, integrated extractor fan, power point, tiled flooring.

Bedroom One

17'06 x 9'09 (5.33m x 2.97m)

Window to side aspect, fitted wardrobes, double radiator, power point, carpet flooring.

Bedroom Two

12'04 x 10'07 (3.76m x 3.23m)

Window to side aspect, fitted wardrobes, single radiators, power point, gas heater, carpet flooring.

Bathroom

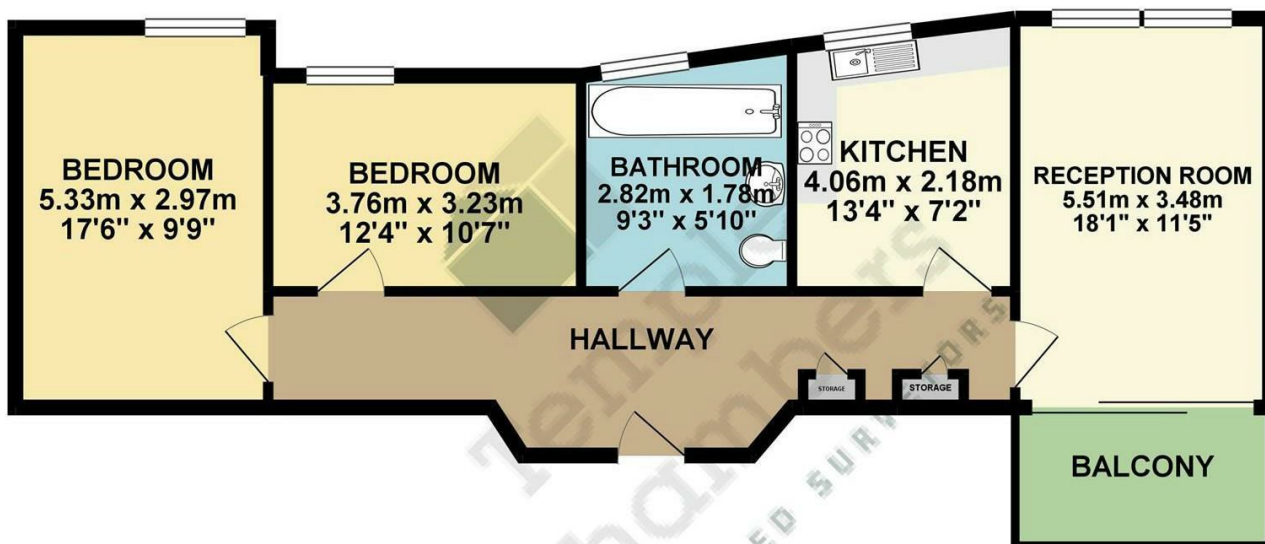
9'03 x 5'10 (2.82m x 1.78m)

Window to side aspect, part tiled walls, shower attached within bath, wall mounted wash basin, low level WC, extractor fan, single radiator, lino flooring.

Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.





TOTAL FLOOR AREA : 61.28 sq. m. (659.56 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	



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