

Commerce Road, London, N22 8EG



Offers In Excess Of £240,000

Kings Group are pleased to present this seventh floor two bedrooms large apartment in Wood Green. The property has been lived in for over 40 years and is looked after. The property comprises of a 11'3 x 8'8, fully fitted kitchen, a Spacious 14FT LOUNGE, two DOUBLE bedrooms, a bathroom and a SEPARATE W.C.. The property benefits from GAS CENTRAL HEATING (Untested), laminate wood flooring throughout and storage cupboards.

EPC Rating: C

Total Floor Area: 61SqM

John Keats House is situated on Commerce Road, Wood Green, N22. The property is a short walk from Wood Green High Street and The Mall shopping centre for all your shopping needs. there are also plenty of places to eat and drink to choose from.

Alexandra palace is a short bus ride away for the most stunning, panoramic views of London and Ice Skating for a fun day out.

Living Room

14'6" x 11'8" (4.42m x 3.56m)

Bright and spacious living room, neutrally decorated and carpeted with double glazed window and gas central heating radiator

Kitchen

11'1" x 8'7" (3.38m x 2.62m)

Fully fitted neutrally decorated kitchen with tiled walls, matching base and wall units, contrasting worktops, tiled flooring, oven, washing machine, fridge/freezer and double glazed window

Bedroom One

11'1" x 10'2" (3.38m x 3.12m)

Good sized double bedroom, carpeted with double glazed window, gas central heating radiator and doors leading to balcony

Bedroom Two

14'4" x 8'7" (4.39m x 2.64)

Single carpeted bedroom with double glazed window and gas central heating radiator

Bathroom

5'6" x 4'9" (1.68m x 1.45m)

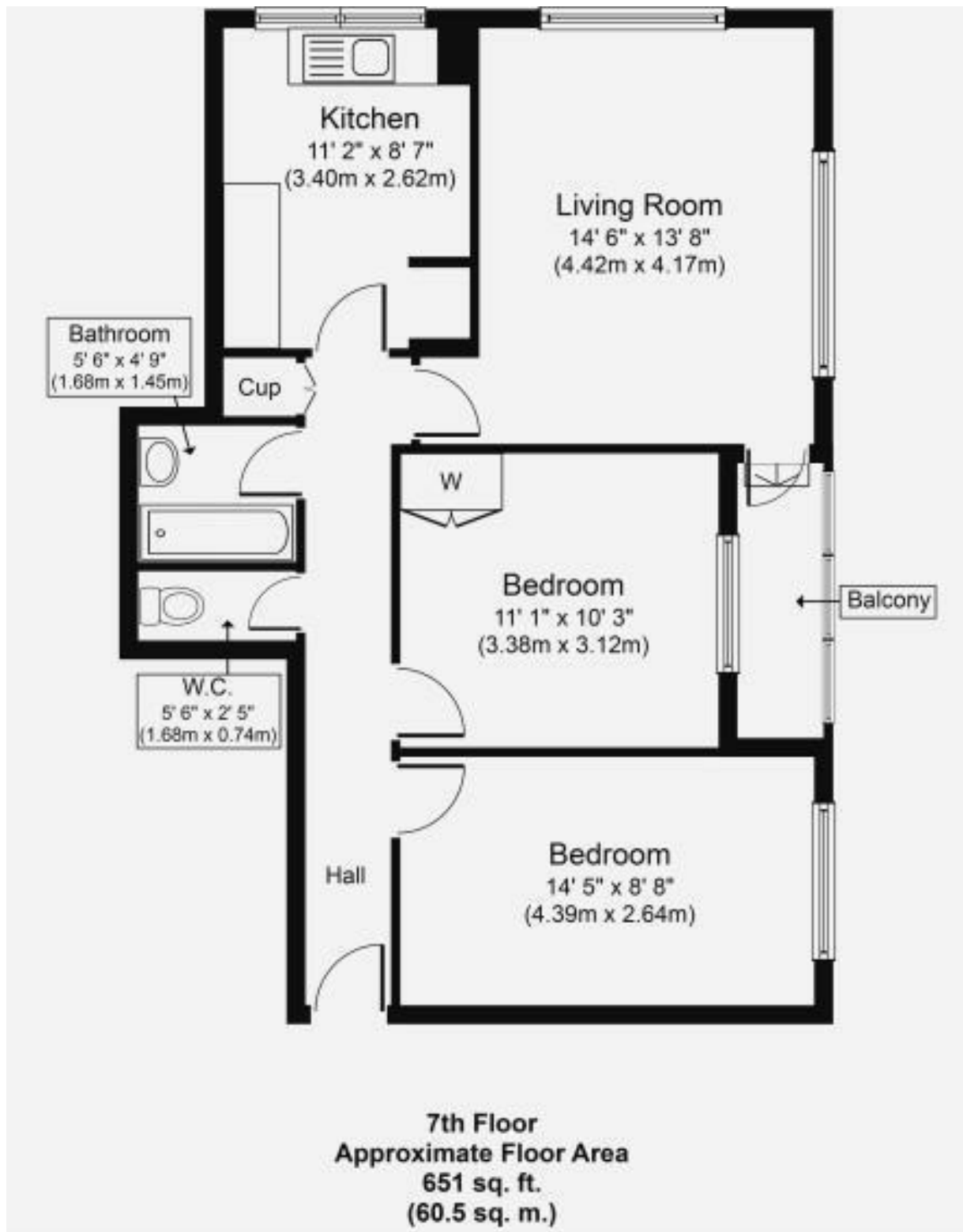
Partially tiled walls, bath and wash hand basin

W/C

5'6" x 2'5" (1.68m x 0.74m)

Neutrally decorated with W.C





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	76	79

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	78	82

