

kings GROUP

www.kings-group.net

473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Acacia Road, London, N22 5RT

£360,000

- Three Bedroom Flat
- Second & Third Floor
- Storage Space Throughout
- Double Bedrooms
- 0.5 Miles To Wood Green Underground Station
- Split Level
- Shed
- Double Glazed
- Excellent Location
- EPC Rating : D

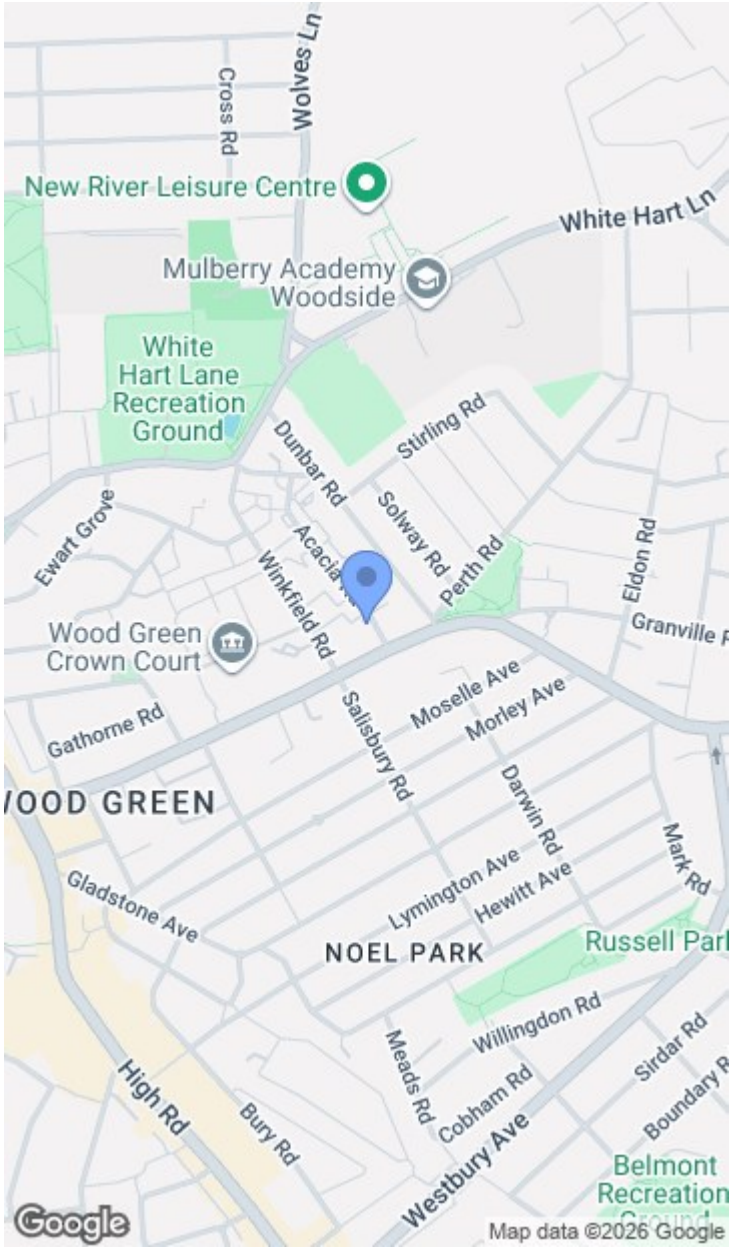
Kings Group are delighted to bring to the market this beautifully presented three-bedroom split-level flat, ideally situated in the heart of Wood Green. The property offers well-proportioned accommodation throughout, comprising a cosy reception room, a bright and airy kitchen with ample space for dining, two spacious double bedrooms, a further single bedroom and a three-piece family bathroom. The property further benefits from a shed located on the ground floor perfect for storing bikes. This versatile home would make an excellent choice for a growing family, first-time buyer or investor.

Located on the boundaries of the popular Scotch Estate, the property is just a short walk from Wood Green Underground Station (Piccadilly Line), providing convenient access to Central London and surrounding areas. A range of excellent bus and transport links are also close by. The property is ideally positioned for local amenities, with shops, schools and everyday conveniences all within easy reach. Riverside School and Woodside High School are both nearby, while Wood Green Shopping Centre offers a wide selection of shops, restaurants and services.

An excellent opportunity to acquire a spacious and well-located three-bedroom home in a popular residential area, ideal for first-time buyers, families or investors.

Council Tax Band C
Lease - 102 Years Remaining
Service Charge - Approx. £2,229.88 Per Annum, £185.82 Per Month

Ground Rent : £10.00 Per Year
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low



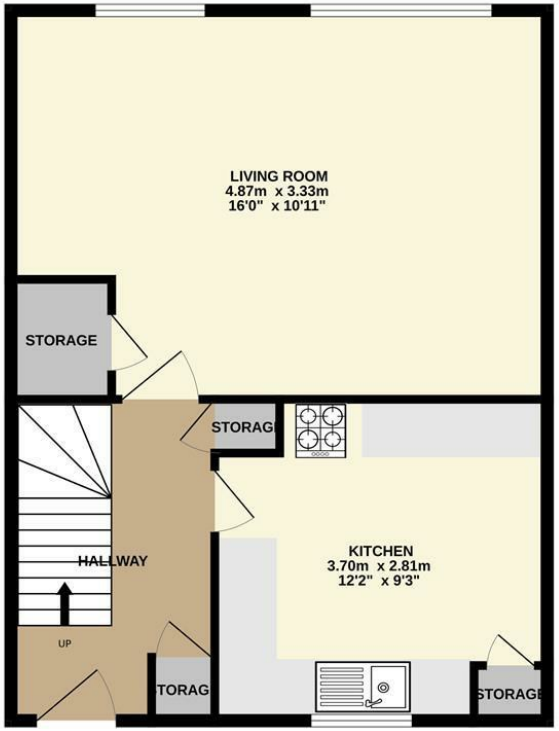




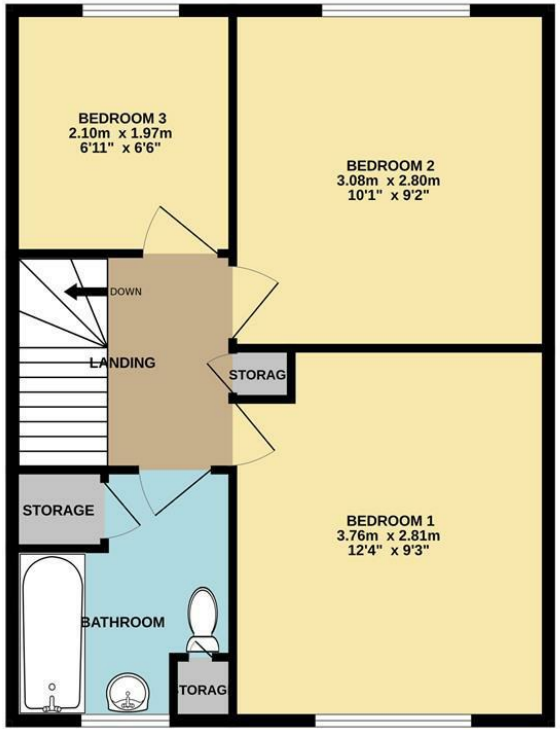




SECOND FLOOR



THIRD FLOOR



TOTAL FLOOR AREA : 69.0 sq.m. (743 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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The Property Ombudsman