



Maryland Road, Wood Green, London, N22  
Chain Free £650,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Maryland Road, Wood Green, London, N22

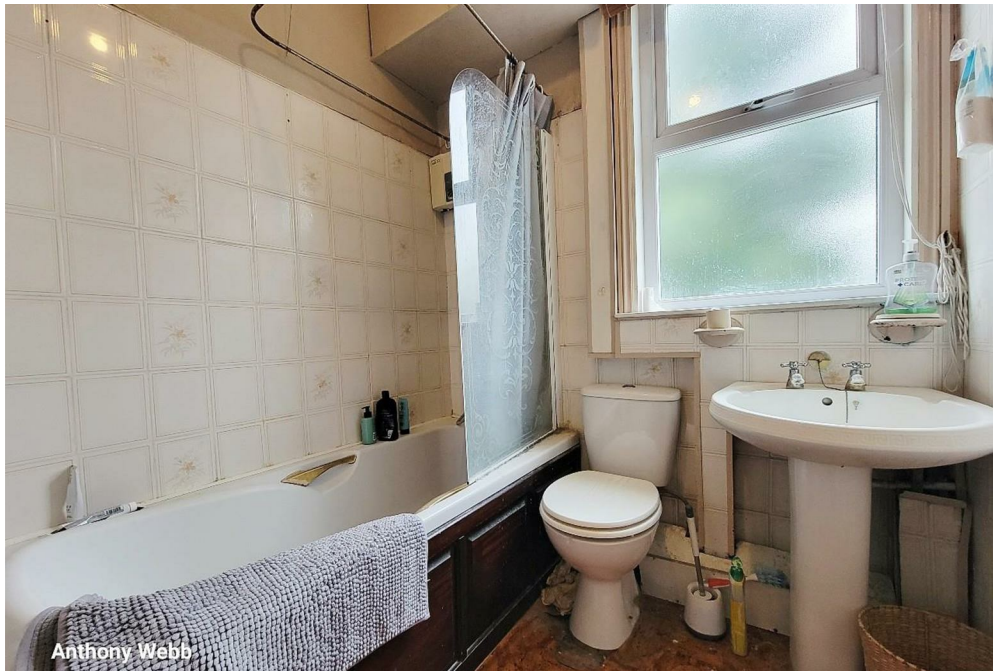
Chain free Victorian three bedroom plus loft room terrace house requiring full renovation. The property benefits from two interconnecting receptions, galley kitchen, lean with w.c, first floor family bathroom, gas central heating, double glazing, front garden and south facing rear garden measuring 60ft x 17ft.

Maryland Road is a popular residential turning located off Green Lanes and is ideally placed for local shops, restaurants, bus routes and various stations including Wood Green underground station and Bowes Park mainline station into Moorgate.

Haringey council tax band E

- Three bedrooms+loft room
- Victorian terrace house
- Interconnecting receptions
- Galley kitchen
- Lean to + w.c
- Gas central heating/double glazing
- Chain free
- Front and rear gardens





# Maryland Road Wood Green London N22 5AN

Tenure: Freehold  
Gross Internal Area: 0.00 sq ft



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			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 117.0 sq.m (1259 sq.ft.) approx.  
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