



**For Sale
Freehold**

**Lyndhurst Road, N22
Asking price £625,000**

An amazing opportunity to acquire a rare to market, three-bedroom end of terrace house. Situated off Green Lanes with all its shops, restaurants and transport links to both nearby Bowes Park overground and Wood Green underground stations.

This unique property is larger than the average on the road. The property comprises of two reception rooms, separate kitchen, leading on to its private garden. The first floor offers three bedrooms, two of which are double. The property includes a garage that is accessed via the service road to the rear of the property.

There is an additional benefit of further scope to extend (STPP) to transform into a dream home. Viewings are highly recommended.

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*
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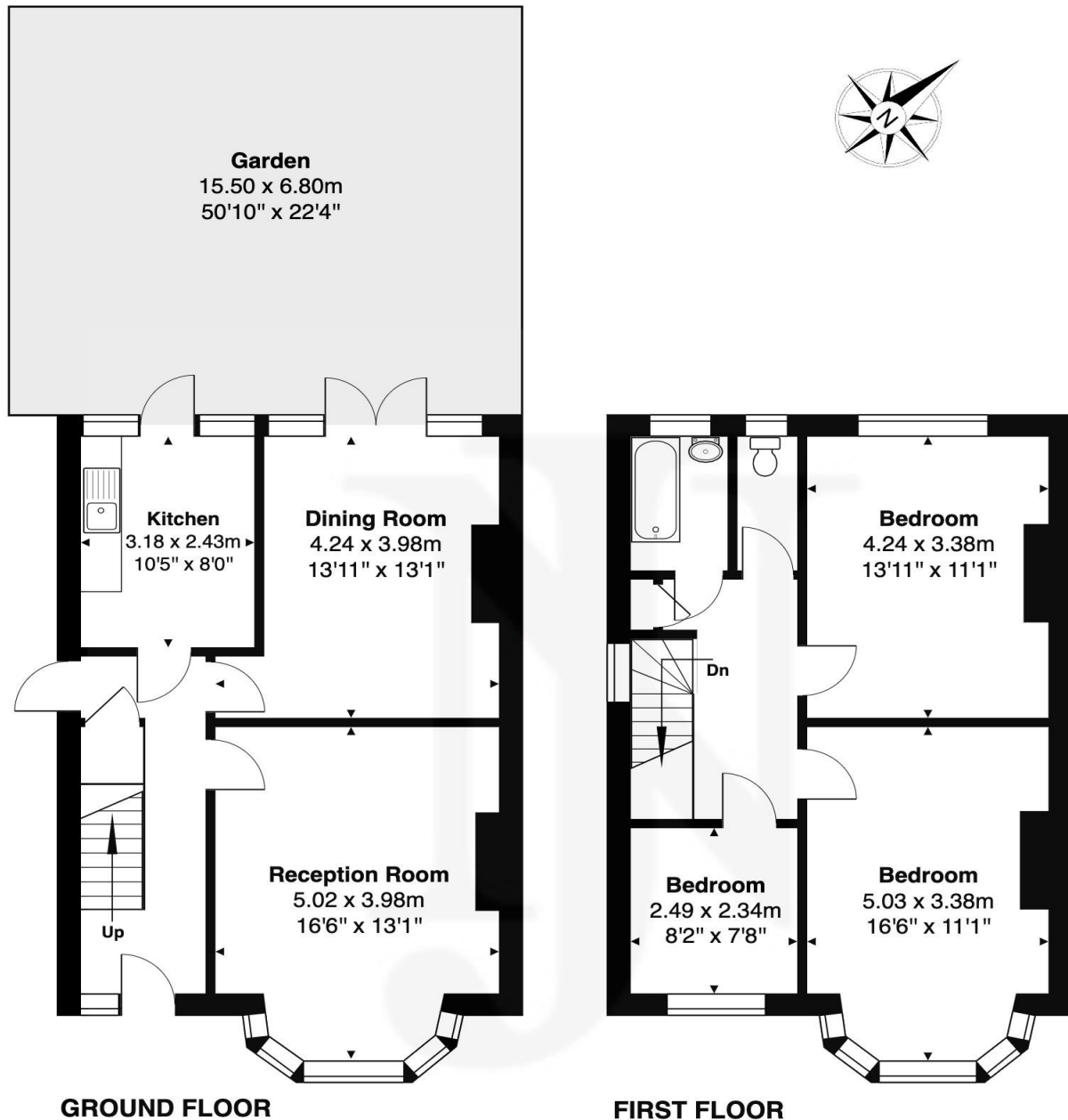
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Lyndhurst Road- N22

Approx. Gross Internal Area 103 sq m/ 1109 sq ft



GROUND FLOOR

FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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