



Lyndhurst Road, London N22 5AU

welcome to

Lyndhurst Road, London

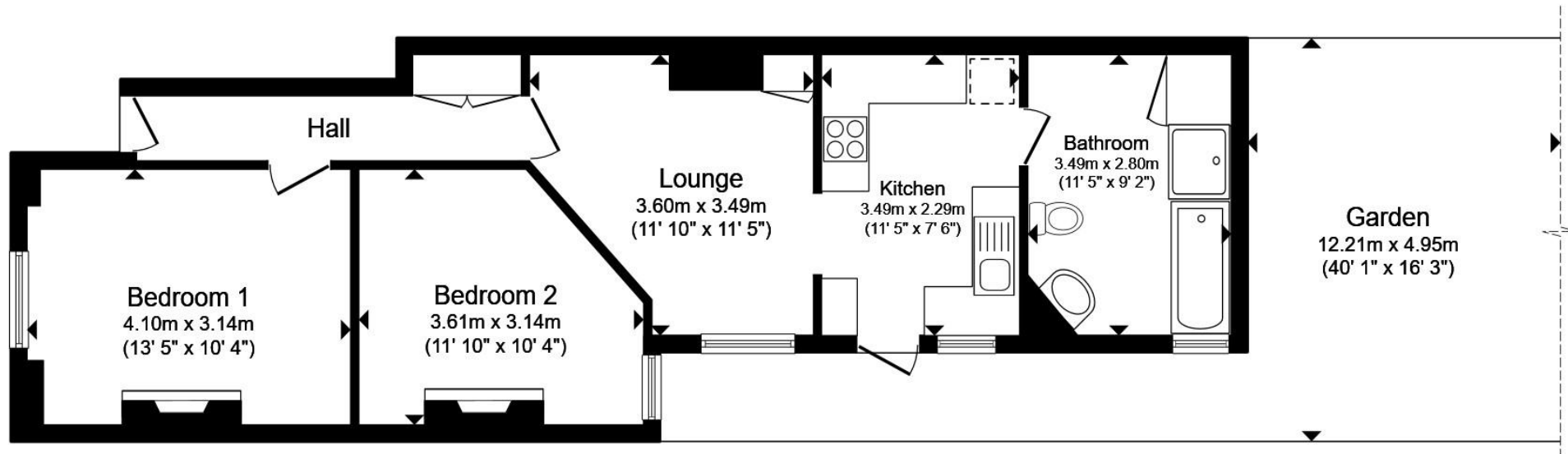
This exceptionally well-presented 2 double bedroom, ground floor maisonette provides extremely bright and well-planned living accommodation with attractive reception, modern kitchen and bathroom, and benefits from direct access to a well-kept private south-facing rear garden.

Conveniently located for multiple open spaces and sports facilities, Lyndhurst Road is situated less than a mile from Bowes Park (Great Northern Line) station for access to Moorgate, and Wood Green (Piccadilly Line) station for direct and speedy runs to Kings Cross. The location also provides easy access to a great selection of bus routes, shopping and leisure facilities of the nearby centres of Bounds Green, Wood Green, Alexandra Park & Palmers Green whilst access to the A406, North Circular Road and regular bus route are nearby.

The area is also well served by a wide number of sought-after Primary and Secondary schools, including St Thomas More School, Tottenham & Earlham Infant schools & St. Michael at Bowes Church of England school.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 57.4 m² (618 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Share of Freehold
- Lounge Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom

Tenure: Leasehold & Share of Freehold.

Service Charge: £18 + £456.96 for building insurance

Council Tax Band: C EPC Rating: Awaited

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1979.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUH106374 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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