



LYNDHURST ROAD, N22
£525,000 LEASEHOLD

THREE BEDROOM UPPER MAISONETTE

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DESCRIPTION:

Perched on the top two floors is this beautifully presented three-bedroom Edwardian purpose-built maisonette with private entrance and a private landscaped back garden.

Occupying the upper two floors, this stylish home offers an exceptional blend of period charm and contemporary design. Situated on the highly sought-after Lyndhurst road, a peaceful and desirable tree-lined street in N22, the property provides an inviting, bright and comfortable living space.

Upon entering, you are welcomed by a sense of modern elegance.

The spacious upper hallway leads to all rooms on this level, including a sleek modern kitchen, a contemporary family bathroom, two well-proportioned bedrooms, and a generous living and entertaining area.

The recently completed loft conversion creates an impressive principal bedroom suite, complete with a luxurious en-suite bathroom.

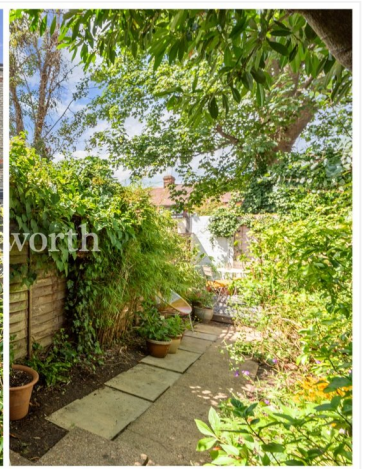
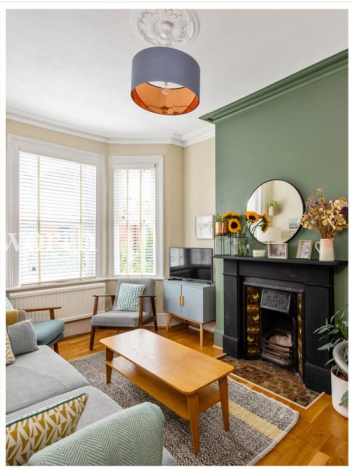
Perfect for couples or young families looking to settle in this vibrant corner of North London, the property is ideally located close to a range of highly-rated primary and secondary schools (many with Good to Outstanding

Ofsted ratings).

Lyndhurst Gardens is tucked away from the hustle and bustle, yet remains within easy reach of Wood Green's shopping district, as well as the charming local amenities, independent shops, and restaurants of Bowes Park.

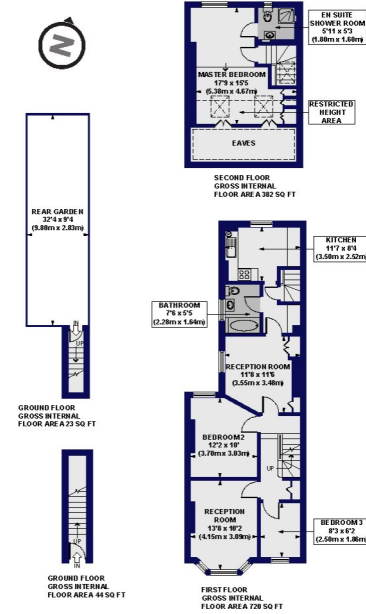
Excellent transport links are nearby, including:

- Wood Green Underground Station (Piccadilly Line)
- Bounds Green Underground Station (Piccadilly Line)
- Bowes Park Station (National Rail)



Lyndhurst Road, N22

Approx. Gross Internal Floor Area 1163 sq. ft / 108.61 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1017 sq. ft / 94.48 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown on the plan and do not constitute any warranty or representation by the seller, their agent or UP Finance. Any intended repairs must be noted by the seller or their agent as to the condition of the information contained in these plans. This plan is for illustration purposes only and should be used in conjunction with any prospective purchases.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 108 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.