

Sylvan Avenue
Wood Green
London
N22

Offers In Excess Of £300,000



- CASH BUYERS ONLY
- GROUND FLOOR TWO BEDROOM FLAT WITH OWN ENTRANCE
- TWO BEDROOMS
- GOOD SIZED FULLY FUNCTIONAL KITCHEN
- TWO RECEPTION ROOMS
- TRADITIONAL STYLE BATHROOM
- LEASEHOLD 99 YEARS FROM 1981
- RESIDENTIAL ROAD CLOSE TO WOOD GREEN
- BUS LINKS FOR WOOD GREEN/CITY/ENFIELD CLOSE-BY
- GOOD SCHOOL CATCHMENT

Ref: PRA10859

Viewing Instructions: Strictly By Appointment Only

General Description

For CASH BUYERS only and SOLD AS SEEN this two bedroom flat is accessed via own door to the side of this period property.

Located on a residential road just off the High Road in Wood Green and close to local shops and open green spaces this spacious ground floor flat has a good sized rear garden. The bathroom is a traditional suite with modern shower attachments and there is a good sized functional kitchen. Cash buyers call to view. Boundary dispute.

The London Borough of Enfield

Council Tax band: D

Tenure: Leasehold with 99 year lease from 25 December 1981

Ground Rent: £200.00 pa

FRONT GARDEN: Pathway to left-hand side leading to steps up to front door.

ENTRANCE: Via hardwood door with obscure glass inset.

HALLWAY: Vinyl flooring. Doors to all rooms. Cornicing. Dado rail. Cupboard housing electric meter and consumer unit.

RECEPTION 1 (13ft x 14ft approx.): Laminate flooring. Cornicing. Picture rail. Ceiling rose. Fireplace with timber surround. 2 x radiators. Opens to reception 2.

RECEPTION 2 (12ft x 12.5ft approx.): Ceramic flooring. Timber panelling on the lower half of walls. Tiled walls around shower/bath. UPVC double glazed windows and French doors to rear leading to rear garden.

KITCHEN: Vinyl flooring. Fitted wall and base units with worktops. Integrated oven (untested). Integrated microwave (untested). Four ring gas hob (untested). Extractor. Plumbing for dishwasher. Plumbing for washing machine. UPVC double glazed window to rear aspect. UPVC door leading to rear garden.

BEDROOM 1 (17ft to bay x 14ft approx.): Carpet. Picture rail. Cornicing. Ceiling rose. UPVC double glazed bay windows to front aspect. 2 x radiators.

BEDROOM 2 (12ft x 12ft approx.): Carpet. Cornicing. Corner cupboard housing Vaillant combination boiler. UPVC double glazed window to side aspect with obscure film. Radiator.

BATHROOM (9ft x 7ft approx.): Vinyl flooring. Timber panelling. UPVC double glazed obscure window to side aspect. Three piece suite comprising bath with side panel shower screen with mixer taps and shower attachment. Pedestal basin. Close coupled W/C. Radiator/towel rail. Extractor (untested).

REAR GARDEN (40ft x 30ft approx.): Wood block pathway. Lawn area with borders. Mature trees and shrubs. Timber decked area. Side access.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.