



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

## LASCOTTS ROAD WOOD GREEN



**SOLD**

**REF: 446264**

### **1 Bed, Conversion Apartment, Private Garden**

**Private Garden - Double bedroom - Viewing highly recommended - No chain - Kitchen/Breakfast room - 95 plus year lease**

For sale this one bedroom period conversion situated in the popular location of Wood Green. The property comprises of separate lounge, kitchen/breakfast room, double bedroom and family bathroom. The property further benefits from a utility room and a fully enclosed rear garden. The property is close to the amenities of Wood Green and transport links into the city. Viewing is highly recommended and strictly by appointment.

**Train/Tube - Bounds Green, Palmers Green, Arnos Grove, Wood Green**

**Local Authority/Council Tax - Haringey**

**Tenure - Leasehold**

**ludlow**thompson



# LASCOTTS ROAD WOOD GREEN



kitchen



Reception



Bathroom



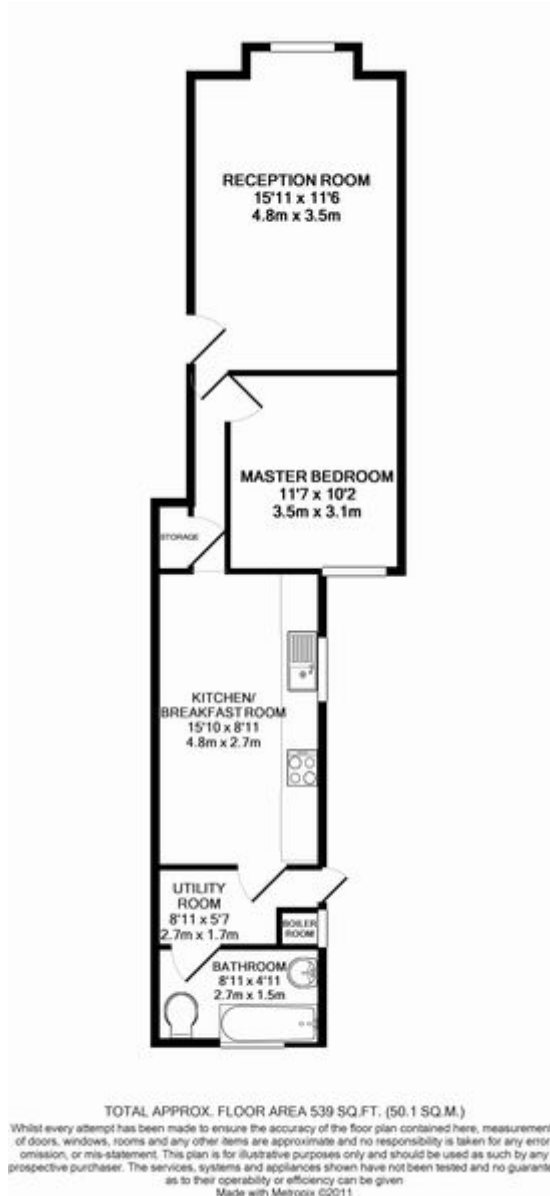
Garden



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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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kitchen - 4.85m x 2.75m (15' 10" x 9')

Large Kitchen with wooden floors.

Reception - 3.50m x 4.84m (11' 5" x 15' 10")

Situated at the front of the property.

Bedroom - 3.53m x 3.09m (11' 6" x 10' 1")

Bathroom - 1.50m x 2.94m (4' 11" x 9' 7")

Garden - 5.03m x 26.2m (16' 6" x 85' 11")

Tenure

Years Remaining: 99 Years (Approx.) Total Charges: £75.00 per annum (Approx.) £6.00 per month (Approx.)

Rented out at £775pcm

## Tenure Details

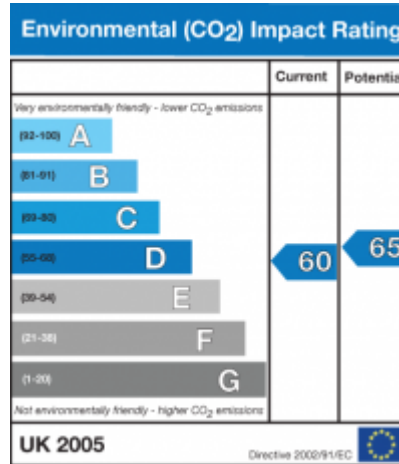
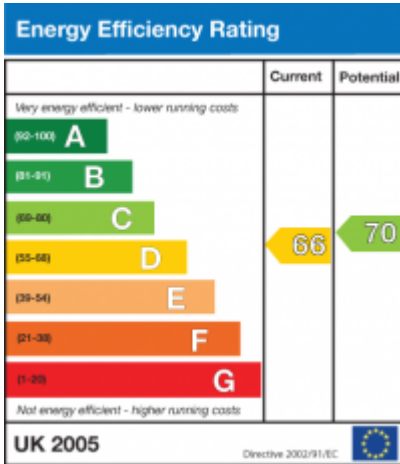
Tenure - Leasehold

Lease Expires - 87 years

Ground Rent - £75 per year



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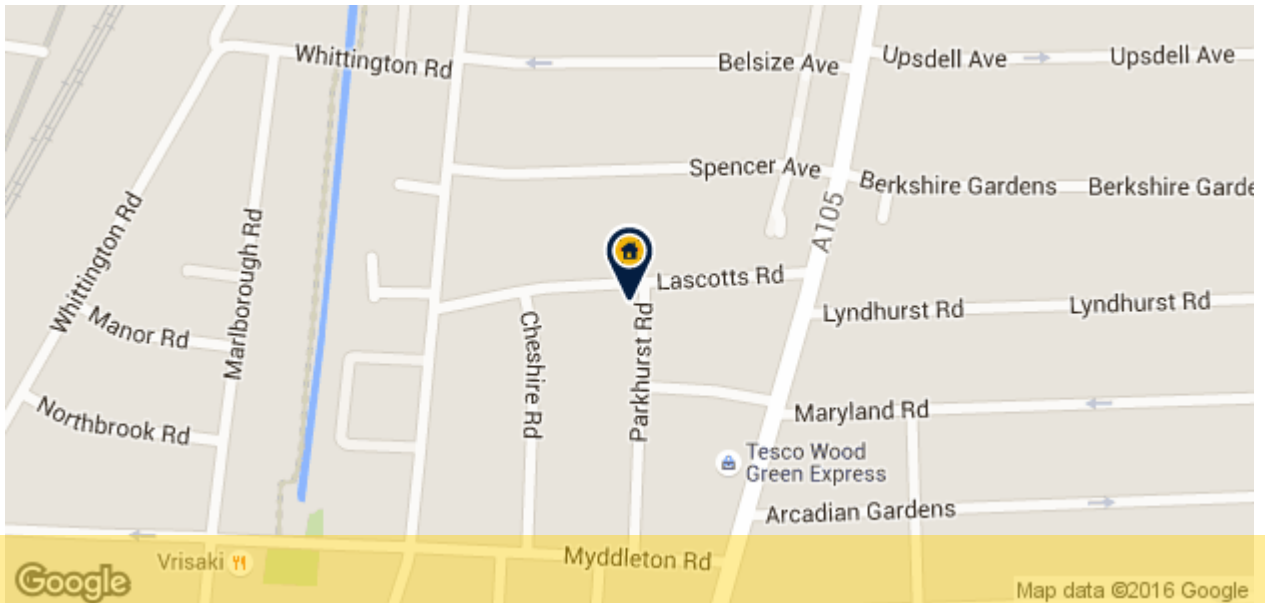




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CALL 020 7704 5788

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### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 446264

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.