

35B

WHITE HART
LANE



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clean, modern & well maintained two bedroom apartment

*guide price
£350,000 - £400,000*

this attractive first floor, two bedroom apartment offers light and spacious accommodation throughout, and is situated in a prime location, being on a seven minute walk to wood green station, and all close to all local amenities including supermarkets, coffee shops and wood green mall.



description

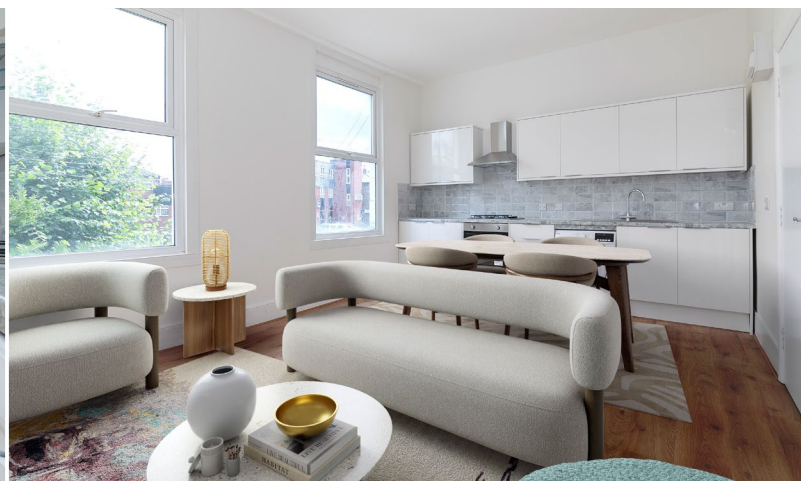
updated from an original conversion of a glorious traditional property, this recent renovation means modern and state-of-the-art fittings and fixtures alongside brand-new décor, flooring and carpets – while still keeping a nod to its original features.

the entrance offers a sense of substance and style thanks to interesting stairway features, leading along a hallway which draws any visitor towards the good-sized kitchen and living area.

fitted with everything needed for contemporary living, including an eye-catching fireplace, this

space offers comfort and relaxation. the dedicated kitchen area includes all conveniences including an integrated oven, thoughtful design and a hint of the traditional build thanks to delightful sash windows letting in floods of light.

two double bedrooms occupy the home, which are well served by a tiled family bathroom which has been fitted with chrome fixtures and fittings throughout.





location

the immediate area around this property is a haven for those seeking access to a range of facilities from schools, transport, leisure facilities and open spaces.

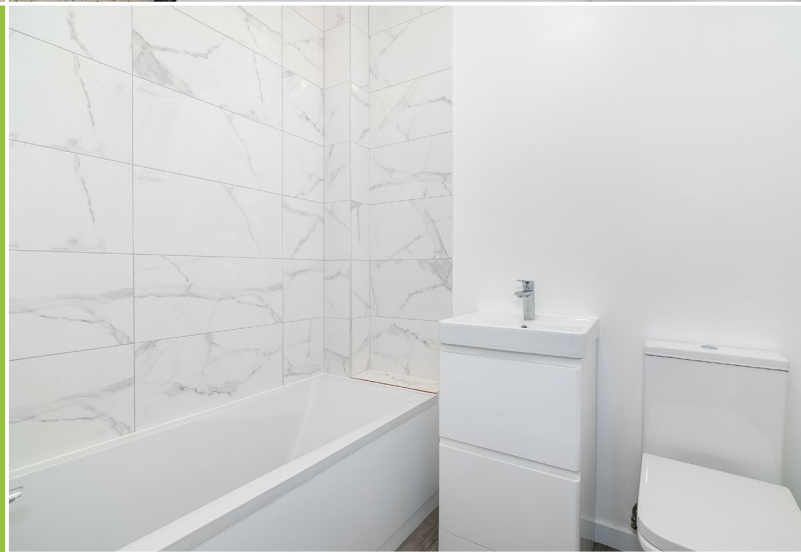
within a short distance wood green tube station and bowes park and alexandra palace british rail stations, those wishing to travel in and out of london can do so easily using the piccadilly underground line or the great northern or thameslink railway services. there are also plenty of buses in and out of the immediate area while the main north circular road and the a10 are a very short distance from this apartment.

wood green is a london underground station on the piccadilly line. the station is between turnpike lane and bounds green stations and is in travelcard zone 3. it is located at junction of high road, wood green and lordship lane. it serves wood green shopping city and the nearby haringey council administrative complex as well as a densely populated residential area. it is also the closest tube station to alexandra palace.

the local education facilities cater for all ages from pre-school to sixth form. special learning needs are catered for with schools such as riverside while there are also a range of denominational education establishments also available nearby.

for those seeking the outdoor life there are plenty of nearby open spaces. alexandra palace is a short distance offering a range of different leisure facilities while tottenham recreation ground and white hart lane recreation park are within easy access.

the area also offers a wealth of restaurants, shops, supermarkets, leisure facilities which all combine to provide a convenient and inclusive lifestyle.



floorplan:

35b white hart lane,
london, n22 5sl

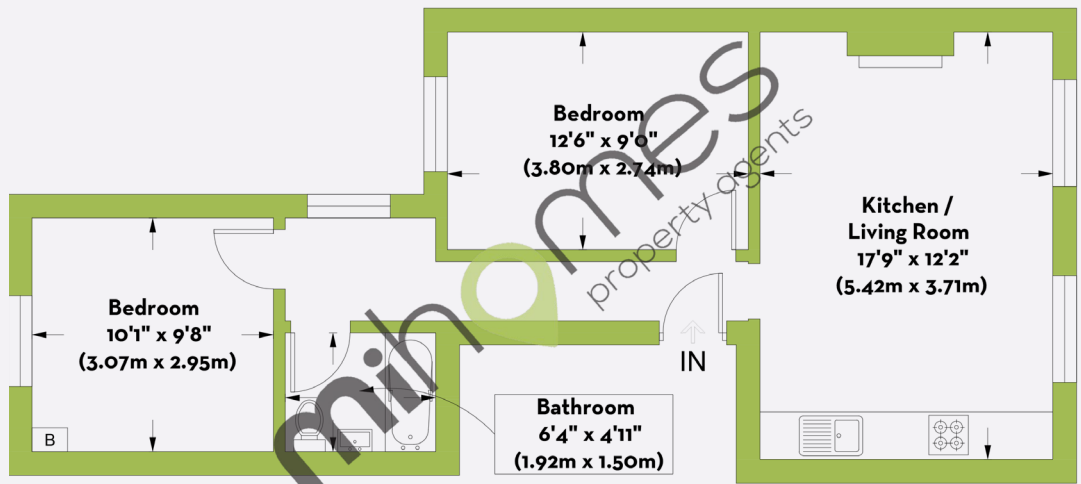
remaining lease:
146 years

service charge:
tbc

ground rent:
tbc

council tax band:
c

epc rating:
c



First Floor



this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1043636)

White Hart Lane, N22

Approximate Gross Internal Floor Area
536 sq ft / 49.83 sq m

overview

recently refurbished
throughout

seven minute walk to
wood green station
(piccadilly line)

nearby to all local
amenities and excellent
education facilities

first floor two bedroom
apartment

open plan kitchen diner
welcomes plenty of natural light

feature fireplace
offered on a chain free basis

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