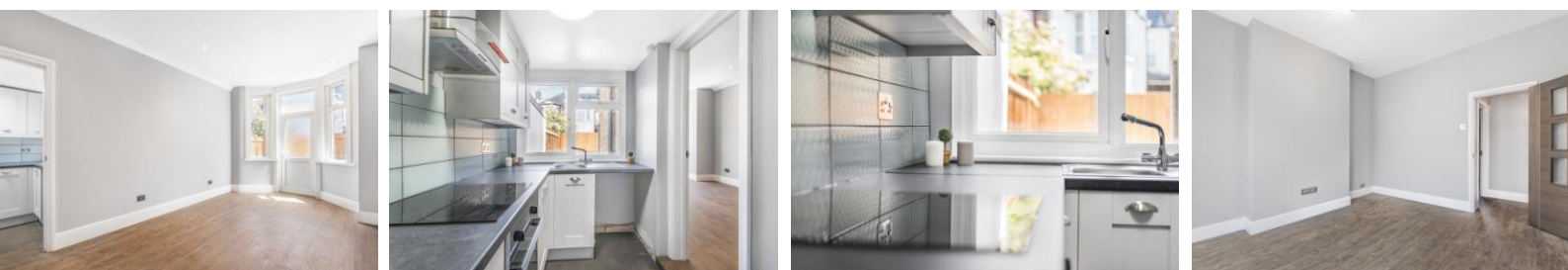




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Residential Sales | Lettings & Management



## Crossfield Road, N17 6AY

**£425,000 LEASEHOLD**

A stunning two bedroom ground floor conversion located on a desirable tree lined residential enclave. The property has recently been refurbished by the current vendor offering a contemporary and sophisticated feel throughout. Benefits include a reception room with access to the rear of the property, stylish kitchen, two bedrooms, modern bathroom and a private rear garden. Offering access to Turnpike Lane tube (Piccadilly Line) as well as the award winning Downhills Park & Belmont recreation ground.

**\*\*Sole Agents \*\***

**\*\*Chain Free\*\***

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.

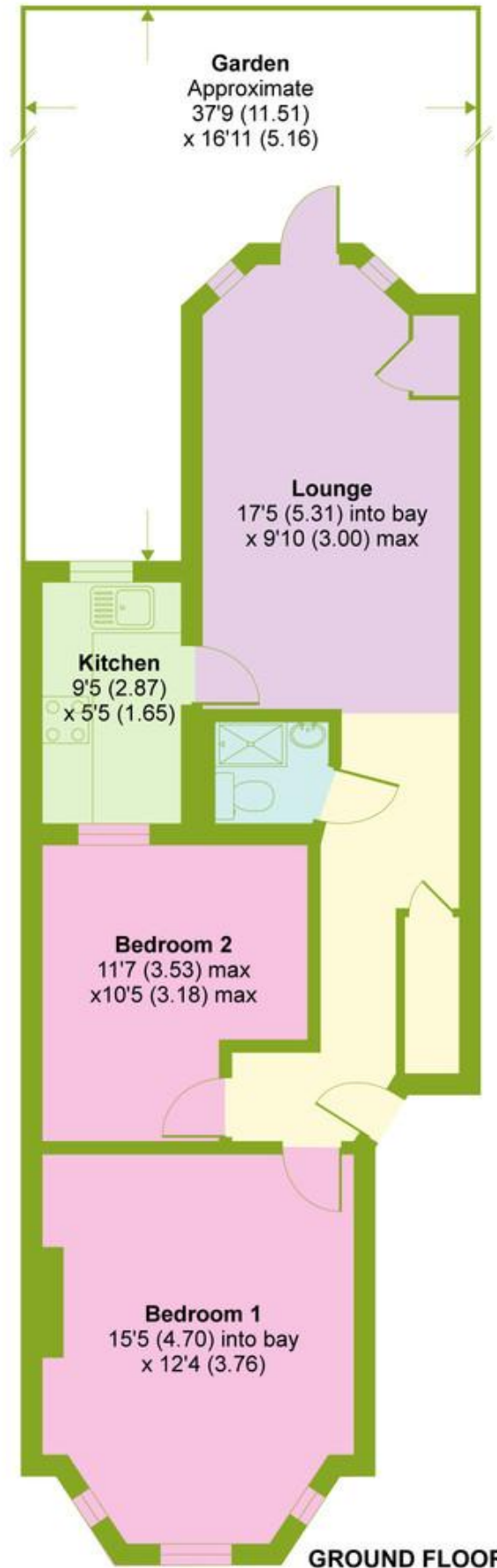




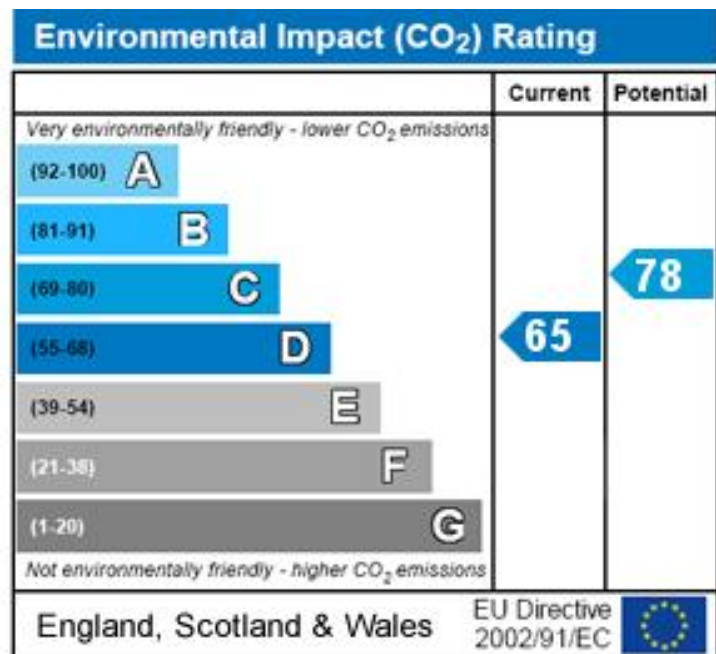
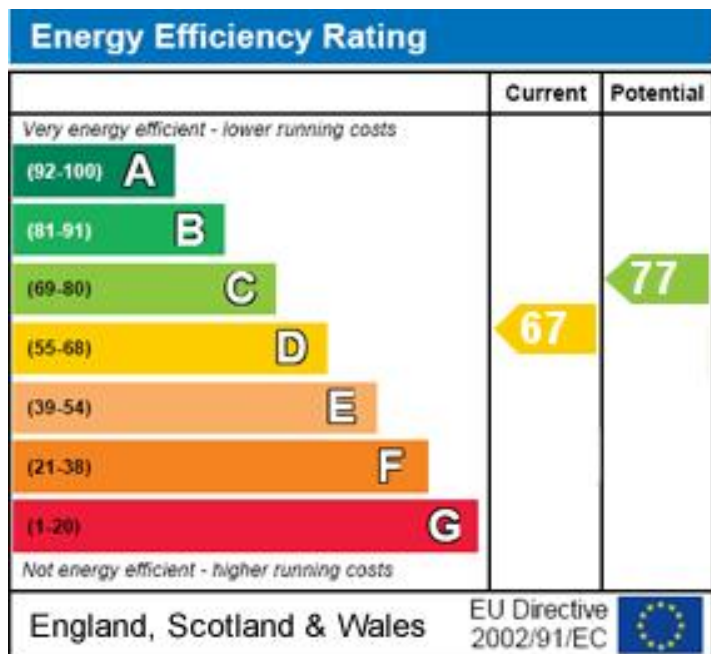
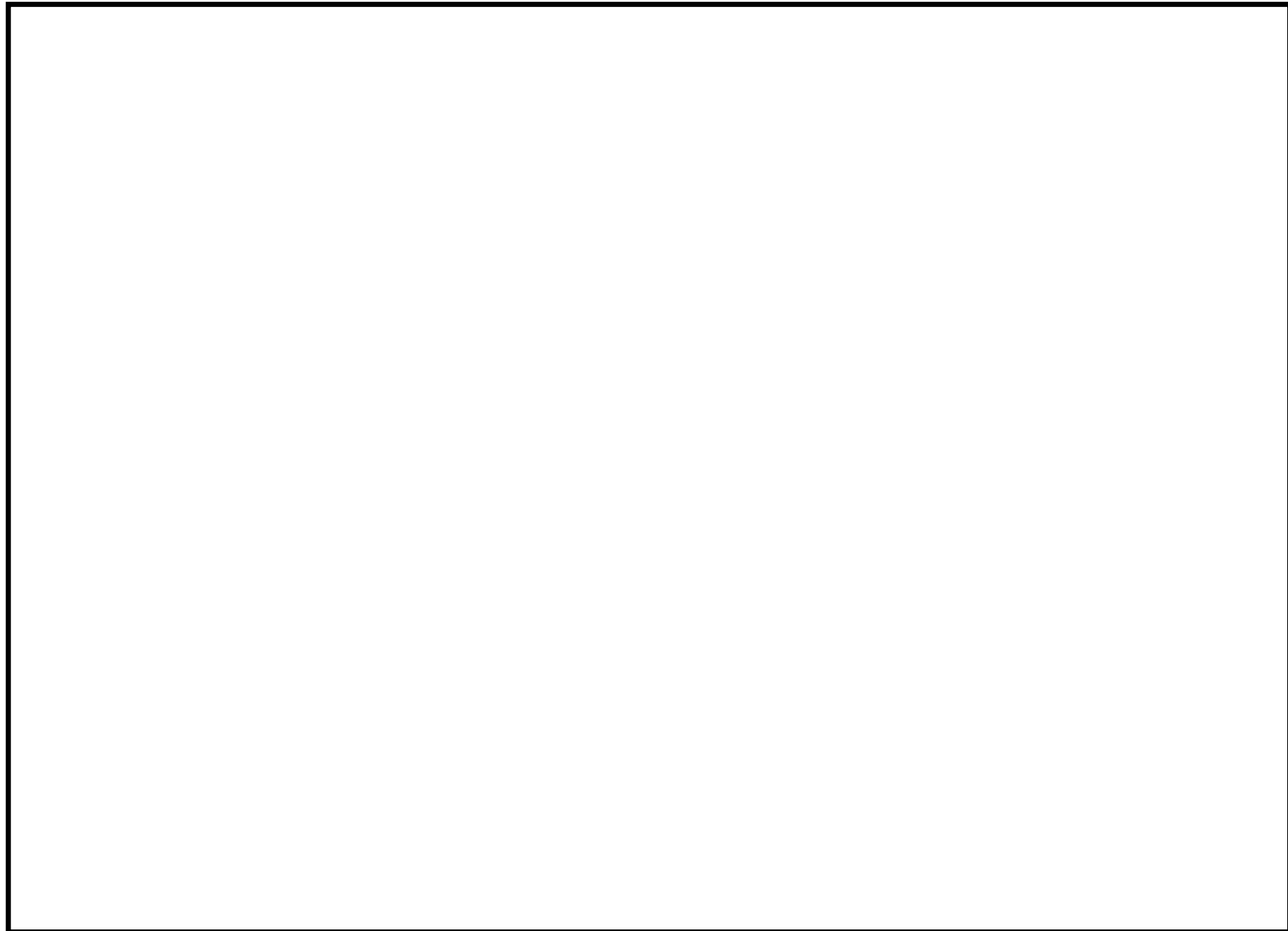
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Crossfield Road, London, N17

GROSS INTERNAL FLOOR AREA 652 SQ FT 60.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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