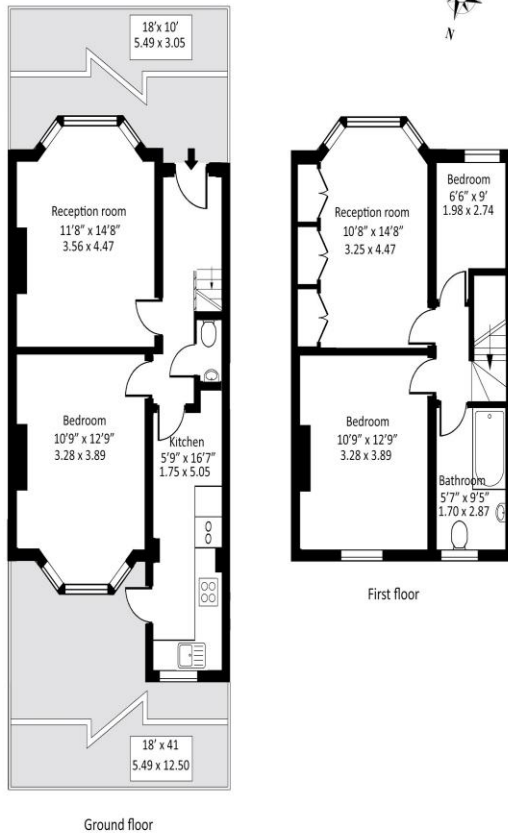


3 Bed House
Stirling Road
N22

- Great rental investment
- Close to underground
- Large family home
- Private garden

Auction guide price of £495,000
Freehold


Stirling Road , N22



Approx gross internal area : 952 sq ft - 88.4 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

This attractive three-bedroom, two-reception, two-storey terraced house is set on a wide, tree-lined turning in a highly convenient location, just moments from Wood Green Underground Station and the many local amenities. The property provides generous and versatile accommodation with scope to create a fantastic family home. There is further potential to add value through a rear extension and loft conversion (subject to the usual planning permissions), offering buyers the opportunity to tailor the house to their own requirements. Positioned in a sought-after North London location with excellent transport links and local facilities, this home represents an exciting prospect for investors.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.