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# Nightingale Road, London, N22

Guide Price £365,000



This chain free two bedroom ground floor flat offers an excellent opportunity for first time buyers, downsizers, or investors alike.

The property benefits from a practical and well proportioned layout, with a bright and inviting reception room, a separate fitted kitchen, and two comfortable bedrooms. Large windows throughout allow for plenty of natural light, creating a warm and welcoming atmosphere.

A standout feature of this home is its sole access to a private garden, providing a peaceful outdoor space ideal for relaxing or entertaining.. This rare benefit for a ground floor flat adds significant appeal, offering a seamless blend of indoor and outdoor living.

Ideally located in the heart of N22, the flat is within easy reach of Woodside Park and the vibrant amenities of Wood Green. Excellent transport links are nearby, including Wood Green Underground Station, providing convenient access into Central London and beyond. With green spaces, shops, cafes, and local schools all close at hand, this property combines comfort, convenience, and lifestyle in one attractive package.

Lease length: 100 Years from 25/12/2005

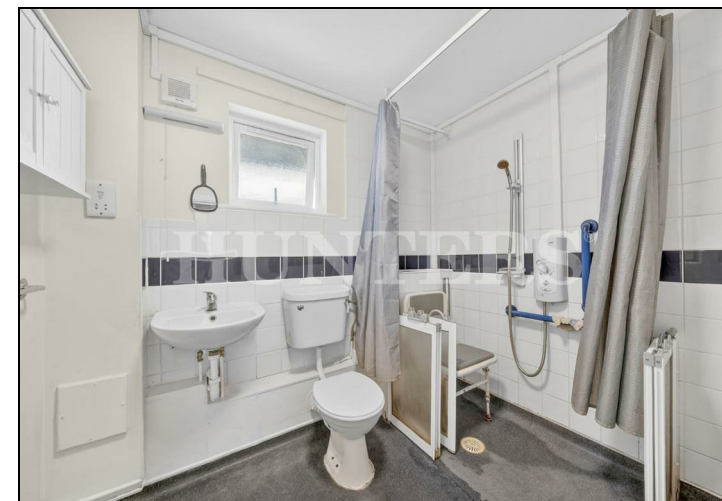
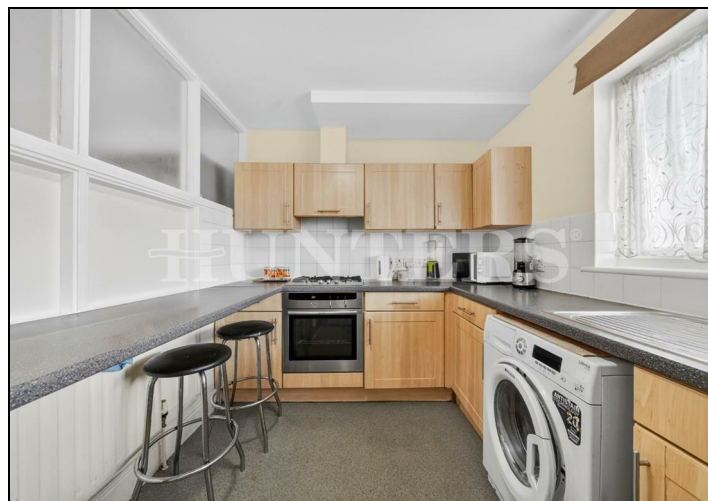
Service charge: £207.53

EPC Rating: C

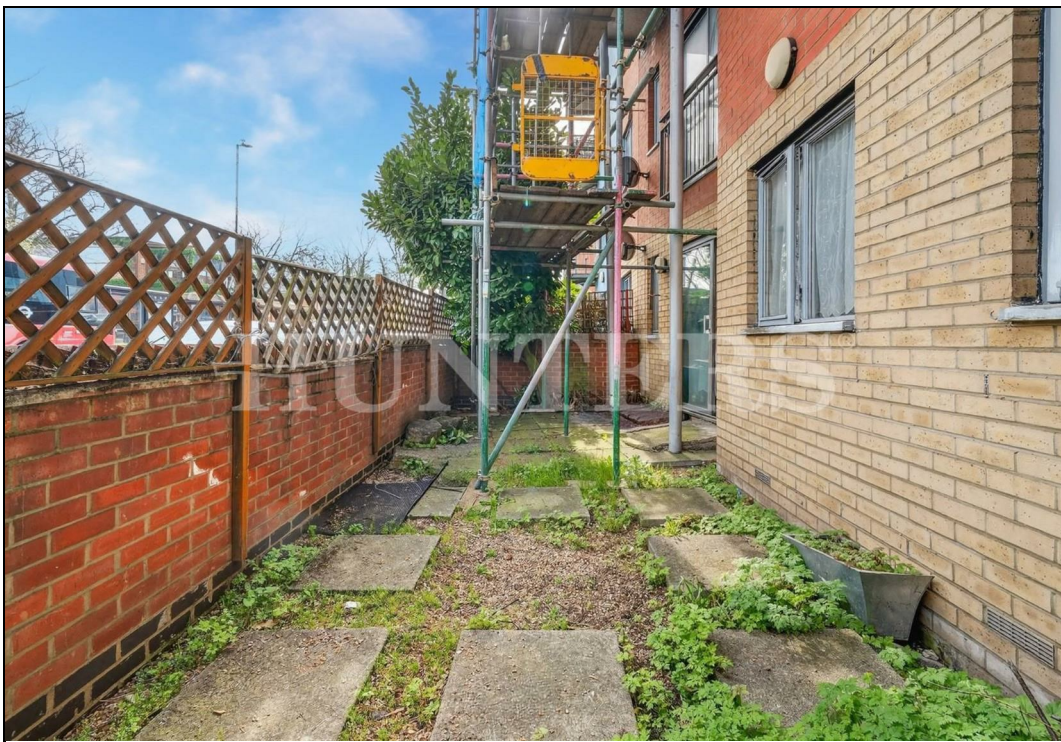
Council Tax band D

## KEY FEATURES

- Chain free
- Two double bedrooms
- Private garden
- Close to Woodside Park
- Wood Green Station and Bowes Park station
- Close to local amenities
- Own parking space

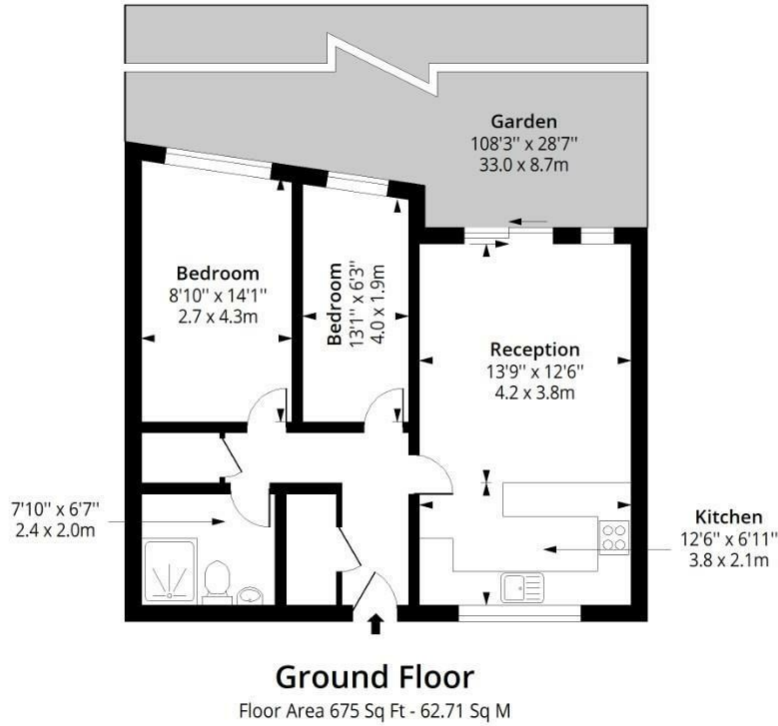
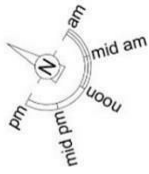




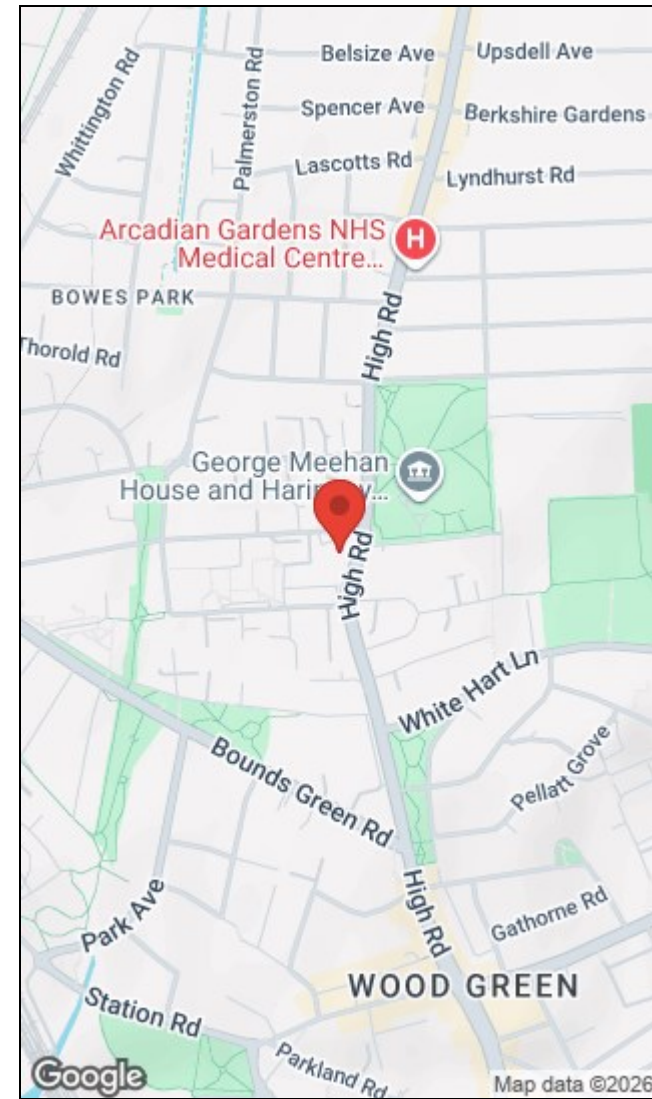


# Robin Court N22

Approximate Gross Internal Area = 675 Sq Ft - 62.11 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>80</b>	<b>80</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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