



## 30A Sandford Avenue, London, N22 5EH

**£1,600 Per Calendar Month**

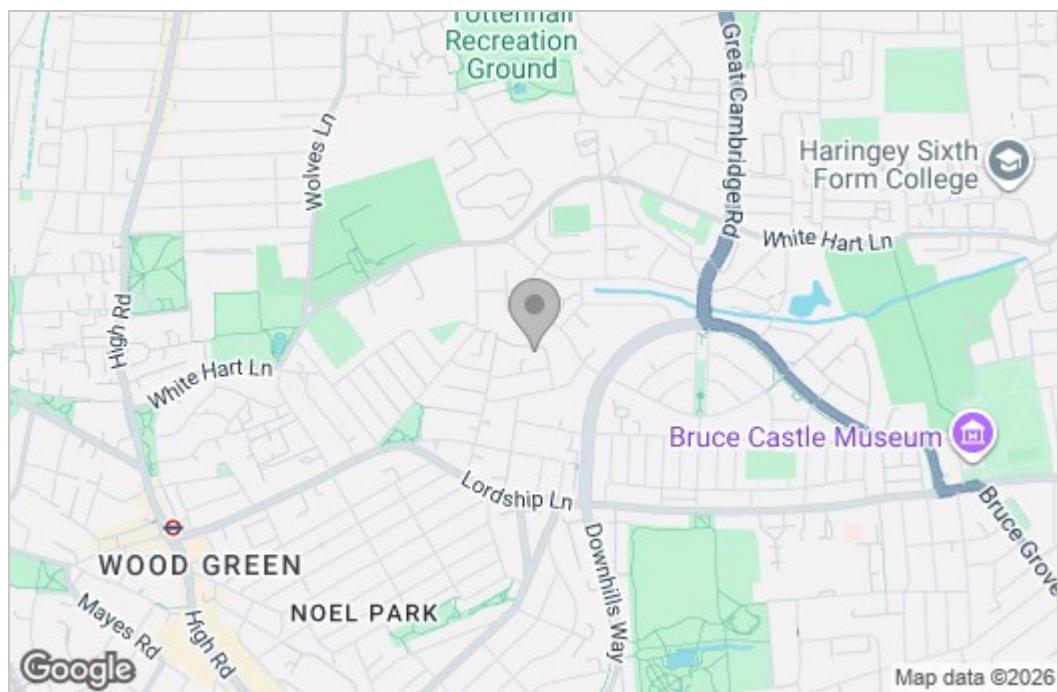
Charming One-Bedroom Ground Floor Garden Flat – Wood Green, N22

A delightful one-bedroom ground floor flat with private garden, ideally located in sought-after Wood Green (N22). This well-proportioned property features a bright reception room, fitted kitchen, double bedroom and modern bathroom, offering comfortable and practical living on a single level. The private outdoor space provides a rare city-flat garden — perfect for relaxing, entertaining or gardening. Situated close to excellent transport links including Wood Green Underground (Piccadilly Line) and local amenities including shops, cafés and parks, this flat combines convenience with peaceful outdoor living. An ideal opportunity for first-time buyers, downsizers or buy-to-let investors alike.

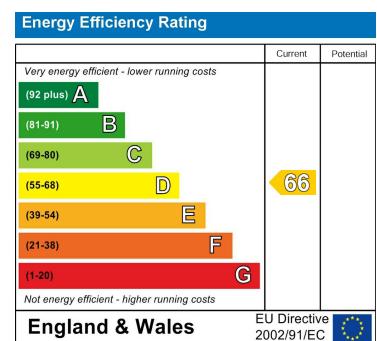


## Floor Plan

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.