



Lymington Avenue, Wood Green, N22 6JL

GUIDE PRICE  
£600,000

 **Coultons**

## PROPERTY SUMMARY

**\*\*Guide Price £600,000-£625,000\*\***

Situated in the ever popular and highly sort after conservation area of Noel Park in Wood Green is this three double bedroom mid terraced period house. Added benefits include two reception rooms, fitted kitchen, ground floor bathroom, sash windows, gas central heating and a private rear garden.

Lymington Avenue is only a short walk to the vibrant shopping area of Wood Green with all its bars and restaurants with a vast array of eateries, coffee shops, and shopping mall with major and independent retailers. Public transport includes plenty of bus routes along with the Underground Stations of both Turnpike Lane and Wood Green, (Piccadilly Line - Zone 3). The property is also within easy reach of local parks and the trendy areas of Harringay, Crouch End & Muswell Hill and the vast green spaces of Alexandra Park.

There are also plenty of local schools withing walking distance, both primary and secondary.

The property is in need of modernisation and in our opinion this property would make an excellent family home once done. The house is being sold on a chain free basis and viewing is highly recommended.

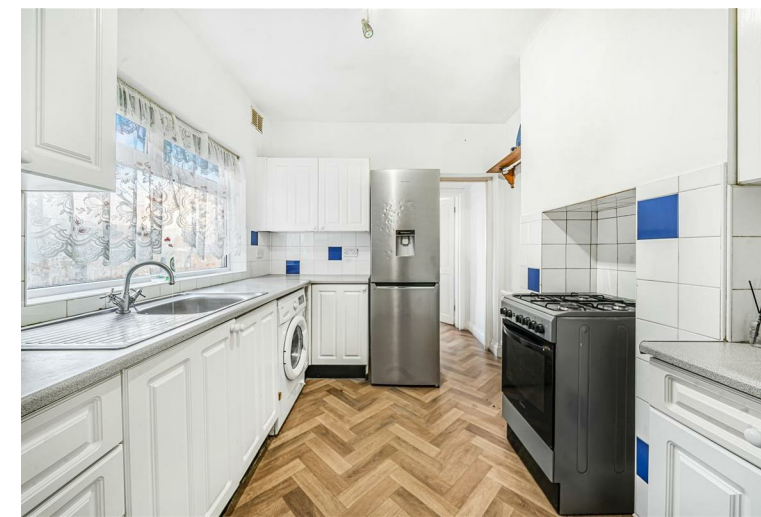
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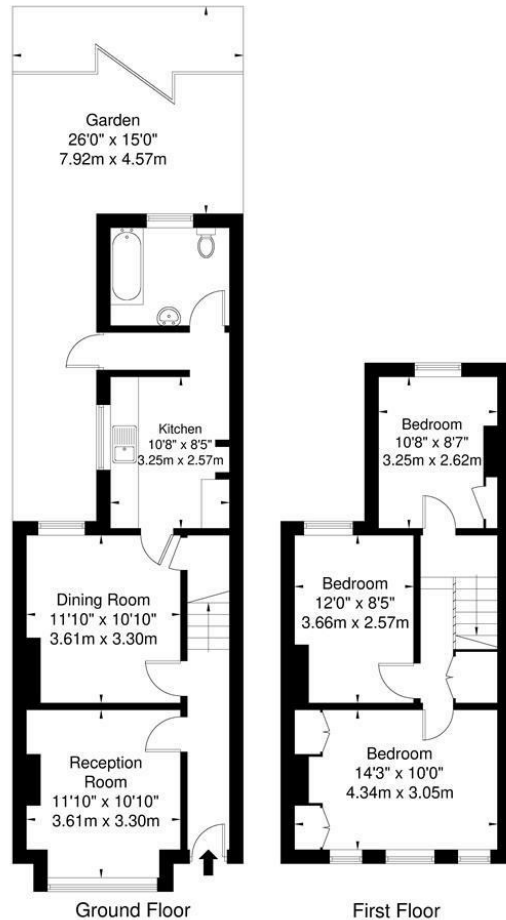








Lymington Avenue, London, N22 6JL  
 Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**  
 Haringey

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 D

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

26 Station Road  
 North Chingford  
 London  
 E4 7BE

020 8090 0860  
[sales@coultons.co.uk](mailto:sales@coultons.co.uk)  
[www.coultons.co.uk](http://www.coultons.co.uk)

**OFFICE ADDRESS**

425a Lordship Lane  
 Wood Green  
 London  
 N22 5DH

020 3869 8989  
[sales@coultons.co.uk](mailto:sales@coultons.co.uk)  
[www.coultons.co.uk](http://www.coultons.co.uk)