



## Trinity Road, N22 8YT

**£259,995 LEASEHOLD**

This well-located one-bedroom, first-floor purpose-built flat offers an excellent opportunity for first-time buyers or investors. The property features an 18' living room, a fitted kitchen, a three-piece bathroom suite, gas central heating, and double glazing. It also comes with a newly extended lease, providing long-term security. Situated in the heart of Bounds Green. Both Bounds Green Underground Station and Bowes Park BR Stations and all of Local shops, restaurants, and bus routes are all within a short walking distance, adding to the property's convenience. Offered chain-free, this flat is a fantastic opportunity to enjoy comfortable living in a highly desirable location.

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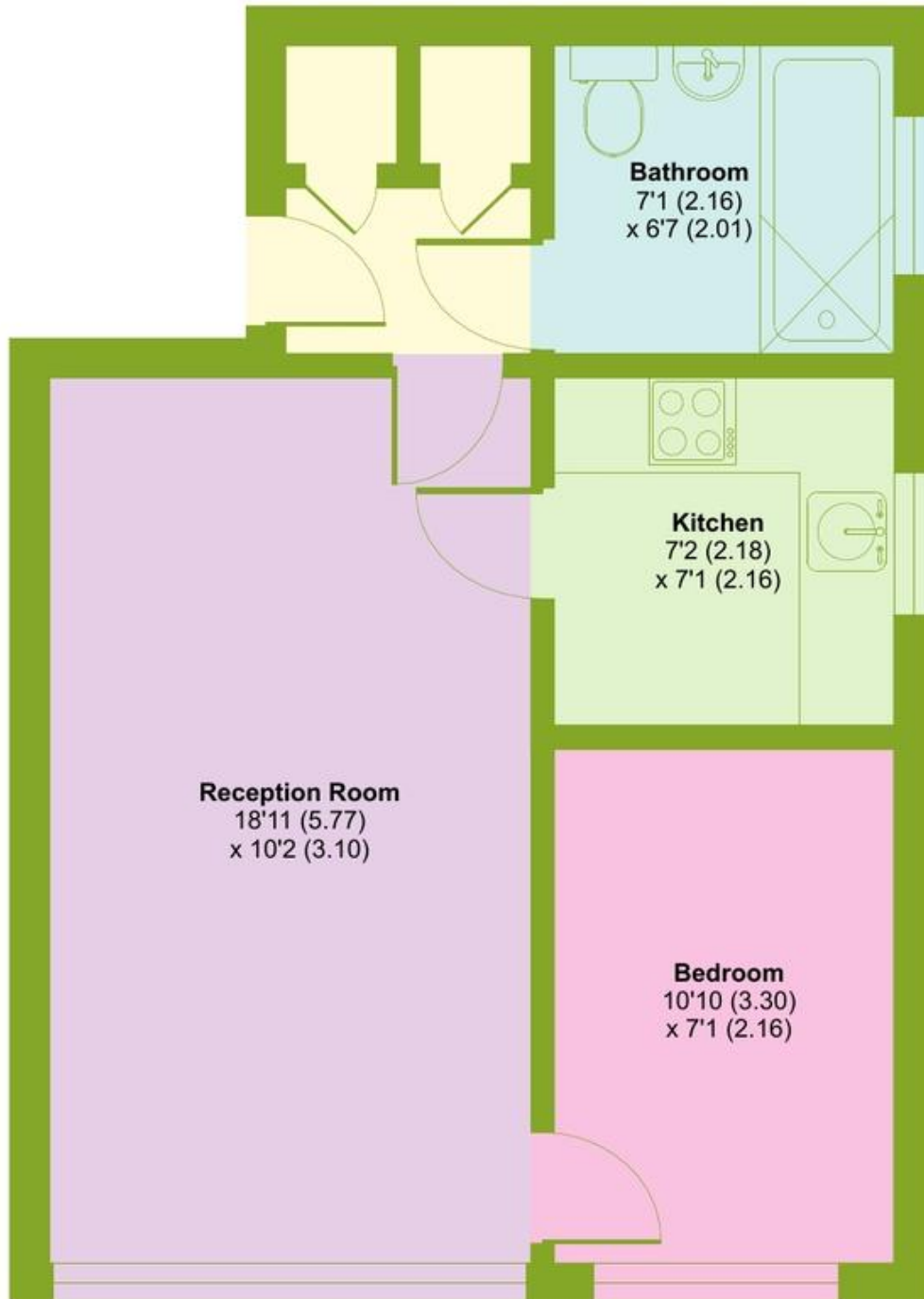


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

# Trinity Road, London, N22

Approximate Area = 423 sq ft / 39.3 sq m

For identification only - Not to scale



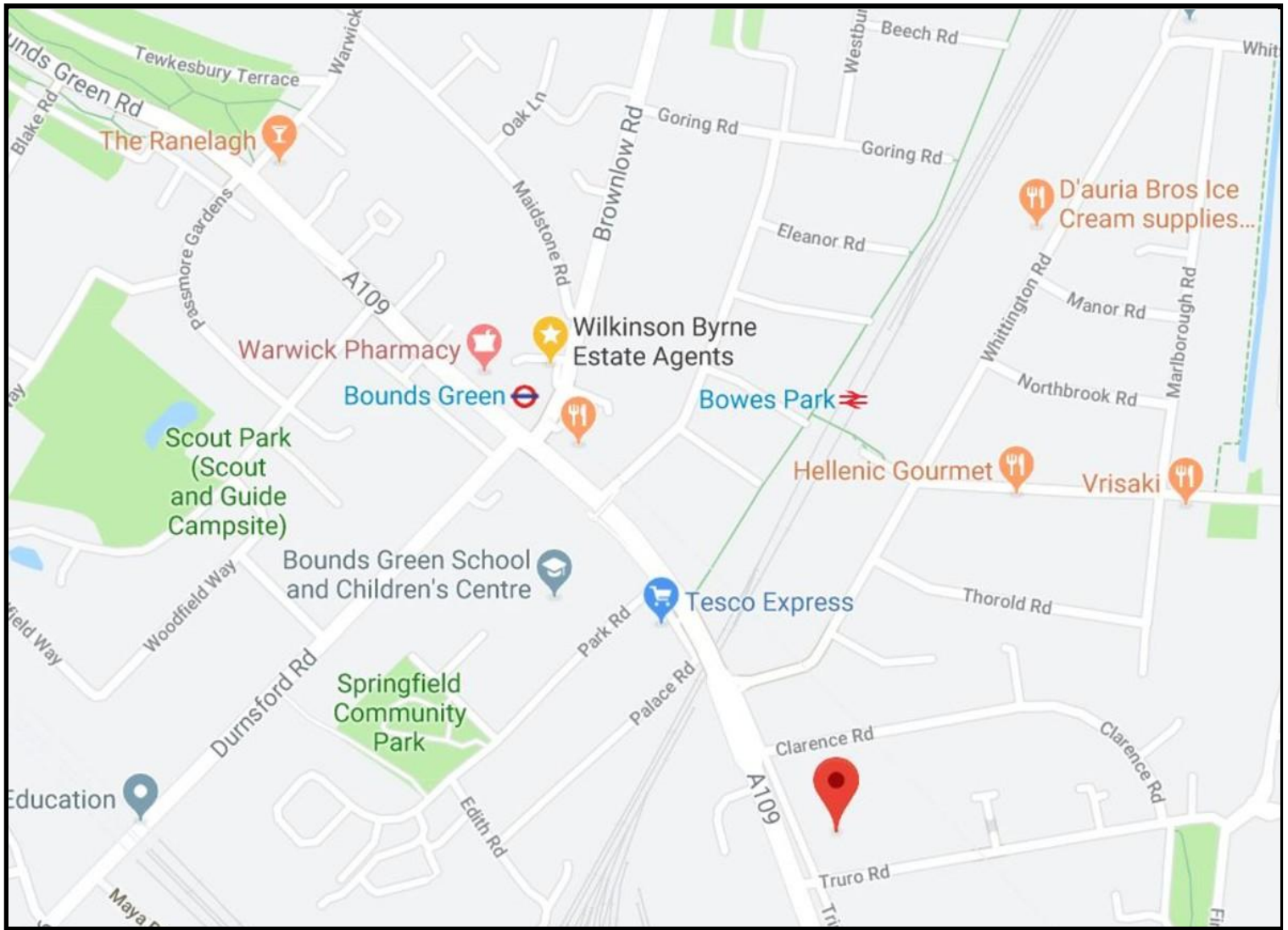
## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1225639







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71 C
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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