



www.kings-group.net

39 - 40 Grand Parade
Haringey N4 1AQ
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Parkland Road, London, N22 6SU
Offers In The Region Of £1,500,000

Kings Group are pleased to present this Very Large Five Bedroom House. This House consists of Five spaced out bedrooms, Two Receptions, Two Kitchens one of which is very modern kitchen/Diner, and Three Bathrooms of which one of them is an en-suite.

Wood Green is lively and vibrant. With every amenity on your doorstep, including Wood Green shopping centre with cinemas (Vue and Cineworld), and countless shops and restaurants as well as a Morrisons supermarket and Alexandra Park is within easy reach.

Book a viewing to avoid disappointment.

Epc is available upon request
Awaiting Floor Plan.

Entrance
Dado rail walls, laminated wood style flooring

Ground Floor WC
6'06 x 7'11 (1.98m x 2.41m)
Textured ceiling, tiled walls, panel enclosed bath, shower attached within bath, vanity unit, low level WC, extractor fan, towel rail radiator, tiled flooring

Reception Room One
25'09 x 11'07 (7.85m x 3.53m)
Window to front aspect, textured ceiling, dado rail walls, double radiator, television point, telephone point, power point, laminated wood style flooring

Reception Room Two
13'03 x 14'09 (4.04m x 4.50m)
Window to front aspect, textured ceiling, dado rail walls, double radiator, television point, telephone point, power point, laminated wood style flooring

Kitchen
23'01 x 14'07 (7.04m x 4.45m)
UPVC double glazed window to side and rear aspect, textured ceiling, dado rail walls, range of wall and base unit with roll top work surface, double drainer, spacer for cooker, electric oven, gas hob, integrated extractor fan, double radiator, television point, telephone point, power point, tiled flooring

Kitchen Two
6'08 x 12'06 (2.03m x 3.81m)

First floor landing
17'05 x 4'04 (5.31m x 1.32m)
Textured ceiling, carpet flooring, power point

Bedroom One
14'09 x 11'02 (4.50m x 3.40m)
Window to front aspect, textured ceiling, dado rail walls, fitted wardrobes, double radiator, television point, telephone point, power point, carpet flooring

En-suite
5'09 x 6'02 (1.75m x 1.88m)
Textured ceiling, tiled walls, cubical shower, pedestal wash basin, low level WC, extractor fan, tiled flooring

Bedroom Two
11'02 x 11'04 (3.40m x 3.45m)

Bedroom Three
8'04 x 13'02 (2.54m x 4.01m)
Window to rear aspect, textured ceiling, picture rail walls, built in wardrobes, double radiator, power point, carpet flooring

Bedroom Four
11'01 x 8'09 (3.38m x 2.67m)
Window to rear aspect, textured ceiling, dado rail, fitted wardrobes, double radiator, power point, carpet flooring

Bedroom Five
8'01 x 8'10 (2.46m x 2.69m)
Window to rear aspect, textured ceiling, dado rail, fitted wardrobes, single radiator, power point, laminated wood style flooring

Bathroom
5'04 x 8'05 (1.63m x 2.57m)
Window to front aspect, textured ceiling, tiled walls, panel enclosed bath, shower attached within bath, vanity unit, low level WC, towel rail radiator, laminated wood style flooring

Loft
32'04 x 9'07 (9.86m x 2.92m)
Window to side and rear aspect, picture rail wall, built in wardrobes, television point, telephone point, power point, laminated wood style flooring

Disclaimer
THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any

apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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

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



TOTAL FLOOR AREA : 277.6 sq.m. (2988 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.

Made with Metreplan 10/2020

