



Mayflower Lodge, 10 Wetherill Road  
London, N10



*Beyond your expectations*

# A ground floor flat for the over 55's: EPC:D

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

1 bedroom | Communal gardens | Parking on informal basis | Close to transport links; EPC:D

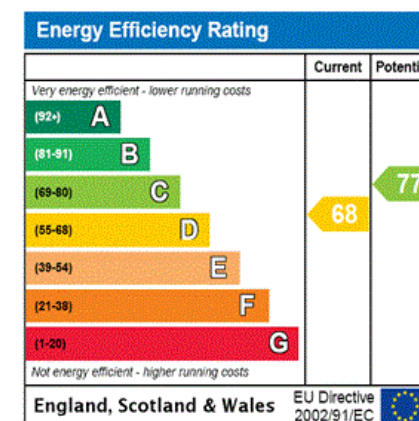
**Offers in excess of £250,000 Leasehold**

## Description

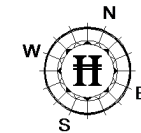
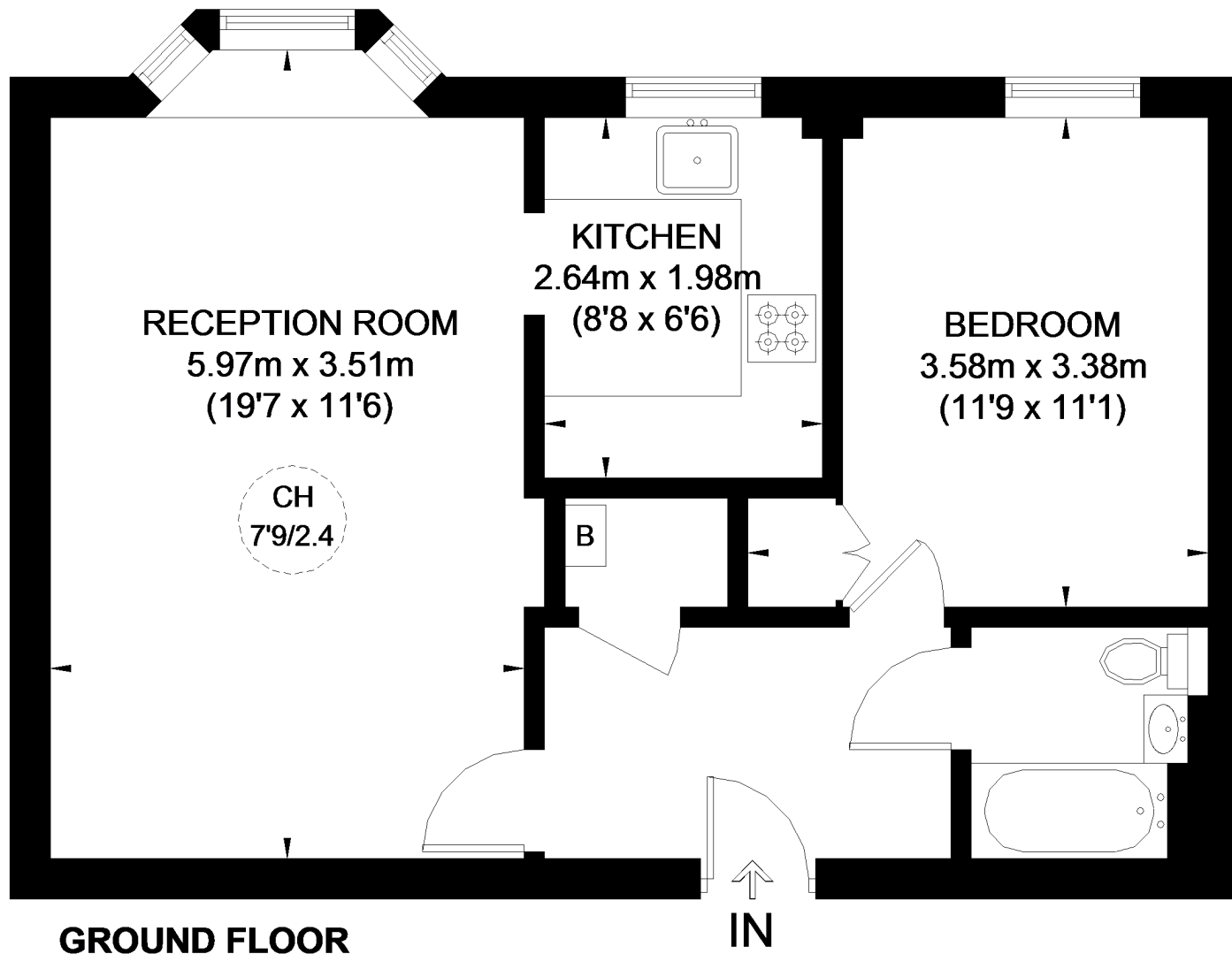
Mayflower Lodge is a low rise well maintained purpose built block of flats on Wetherill Road N10. Residents must be 55 years of age. Hamptons are marketing a smart and well presented one bedroom ground floor flat in good decorative order with wood flooring, smart kitchen and with use of the attractive communal gardens. There is off street parking available on a first come first service basis.

## Location

Wetherill Road is located off Colney Hatch Lane which has a number of buses that take you up to the Broadway in Muswell Hill, with its interesting mix of places to eat, shop and drink. There are a variety of shops on Colney Hatch Lane too, including coffee shop, news agents and a library close to Wetherill Road. The large tesco superstore is just across the north circular.



# MAYFLOWER LODGE



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 511 SQ. FT. (47.5 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID239722)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

