



Whittington Road, N22 8YR

£620,000 FREEHOLD

Three-bedroom, mid terrace period family home. Conveniently located for Bowes Park British Rail and Bounds Green Tube Stations. The property could benefit from some modernisation which offers an opportunity to renovate the house to your own personal style and has a garden that is over 100ft long. The accommodation comprises of 2 reception rooms, 3 bedrooms, first floor bathroom with separate WC. The property is situated around the corner from the community central Myddelton Road, boasting a variety of shops and cafes and within the catchment area of excellent schools and nurseries. Early viewing advised, the property is CHAIN FREE

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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.

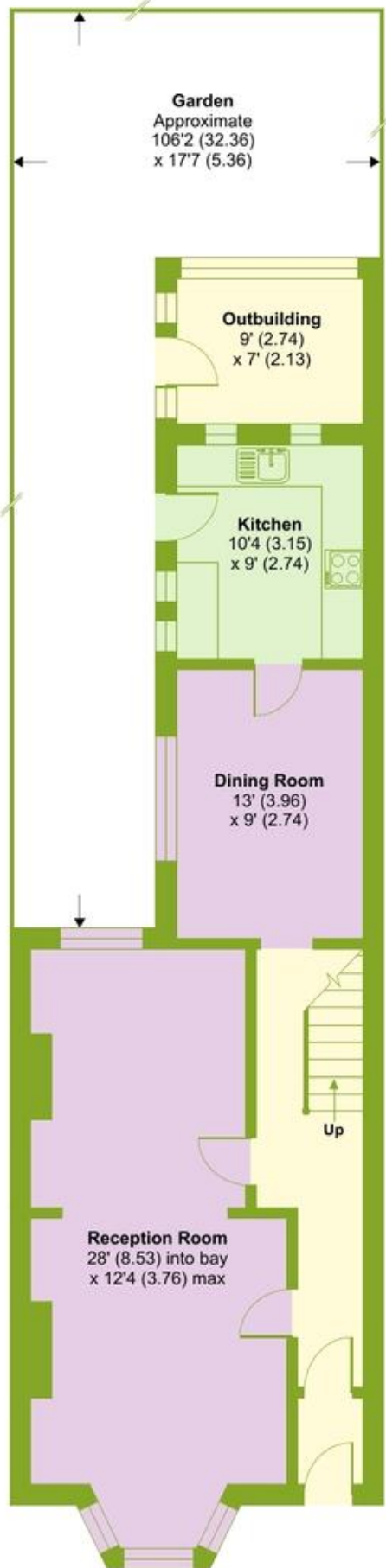
Whittington Road, Bowes Park, London, N22

Approximate Area = 1280 sq ft / 119 sq m

Outbuilding = 63 sq ft / 6 sq m

Total = 1343 sq ft / 124.8 sq m

For identification only - Not to scale



GROUND FLOOR

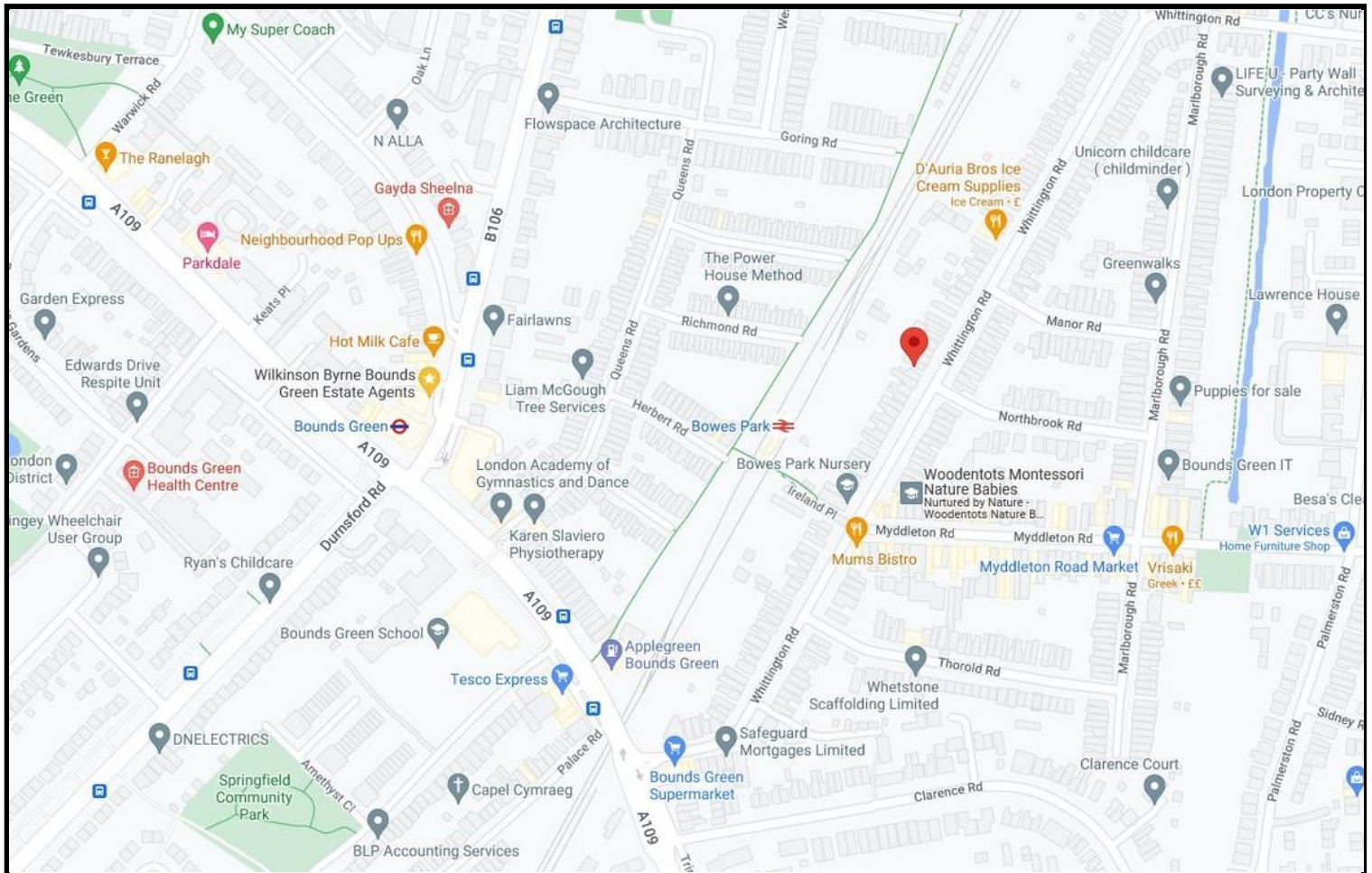


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Wilkinson Byrne. REF: 926750





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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