



53 Finsbury Road, N22 8PA

£499,999 FREEHOLD

Discover the perfect blend of space, convenience, and charm in this delightful two double bedroom corner house, located in the highly sought-after area of Bowes Park. This rare gem presents an excellent opportunity for both first-time buyers and investors looking to secure a home in a vibrant neighbourhood. There is a large lounge, offering ample space for relaxation and entertaining guests. The abundance of natural light and high ceilings creates a warm and inviting atmosphere, the well-appointed kitchen features fitted units, ample countertop space, and modern appliances. The property comprises two Double bedrooms, each offering ample space for accommodating a growing family or guests. The modern bathroom is designed to cater to your comfort and convenience. Situated in the heart of Bowes Park, this home benefits from its proximity to green spaces. Additionally, the property enjoys easy access to a plethora of transport links, including Wood Green & Bounds green tube station

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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 not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted 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.



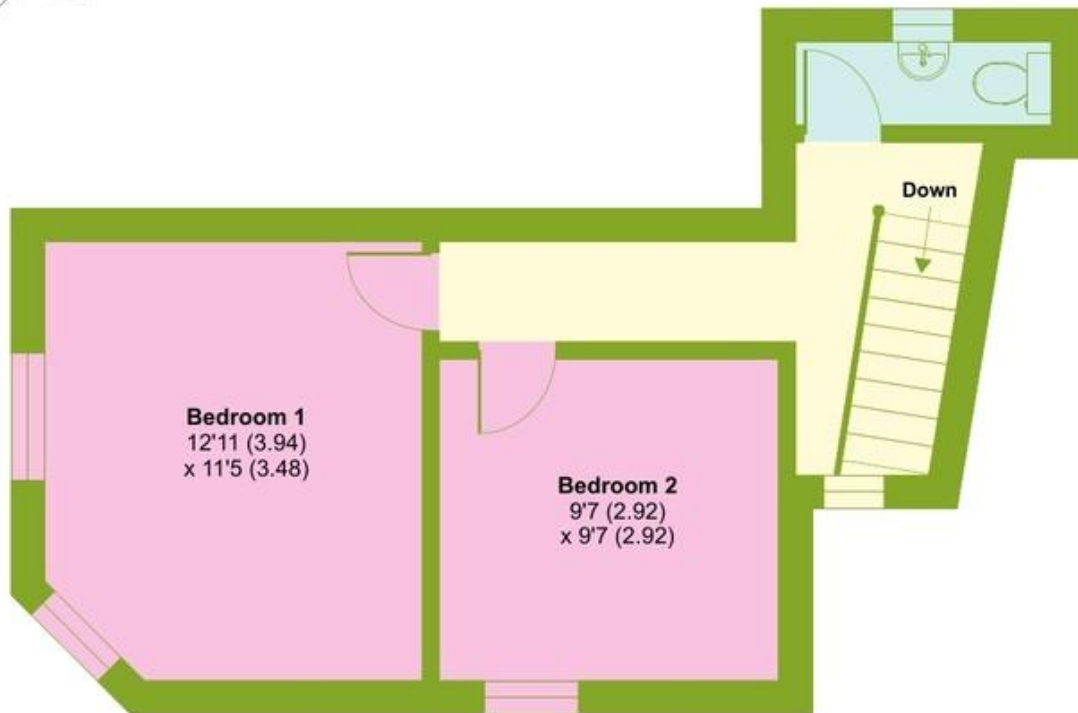


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

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Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale



FIRST FLOOR

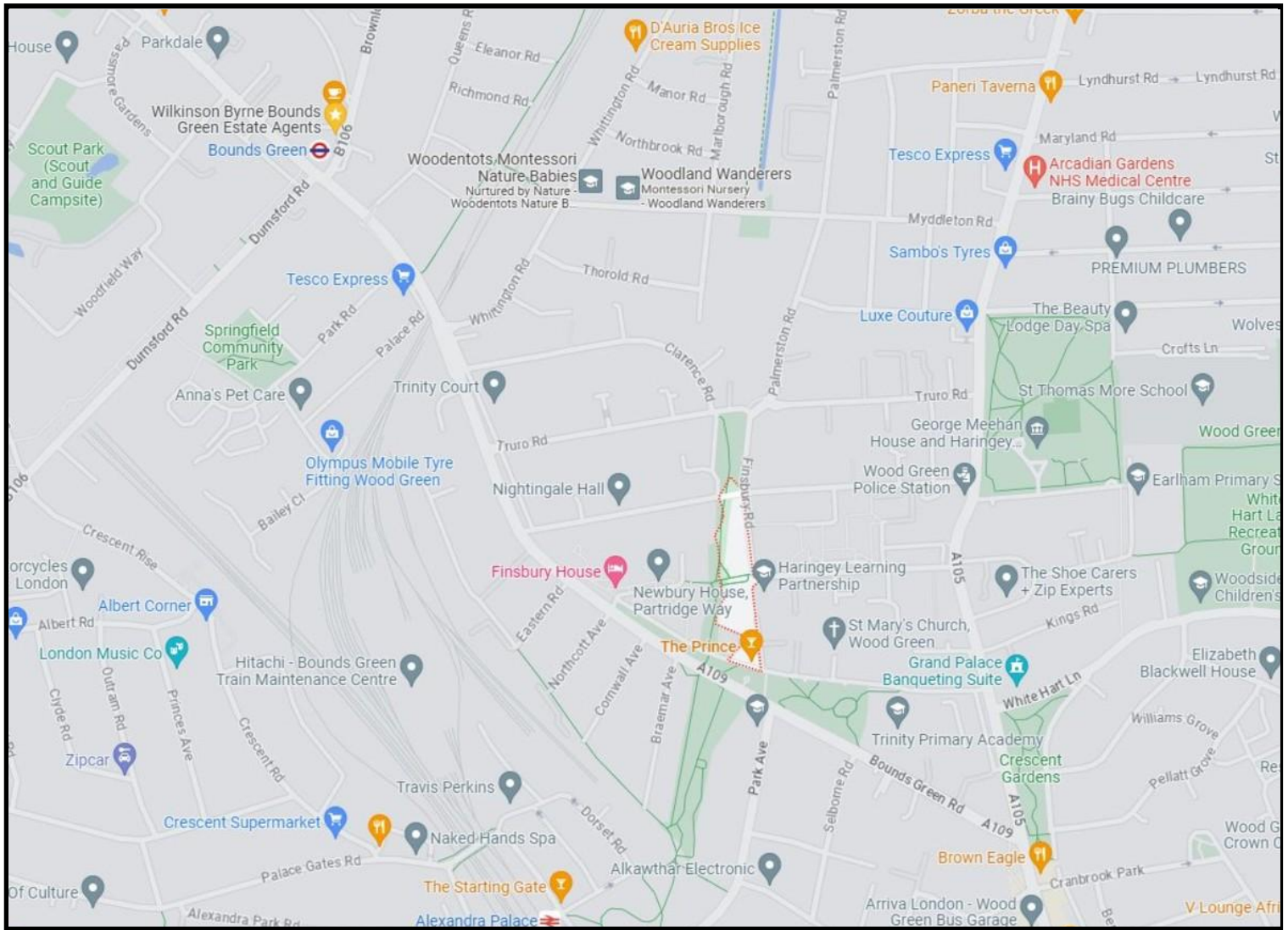


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wilkinson Byrne. REF: 981767





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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