

## Palace Road, N11 2PU

**£465,000 LEASEHOLD**

A fantastic opportunity to acquire this 2 double bedroom bright and airy ground floor Victorian Conversion in Bounds Green with a SOF. This well presented property boasts two spacious double bedrooms, down the corridor a full bathroom suite, an open plan kitchen / Reception room leading out to a paved garden. Perfectly Located close to coveted local schools, amenities and with ample transport links including tube and railway lines.

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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.

# Palace Road, Bounds Green, London, N11

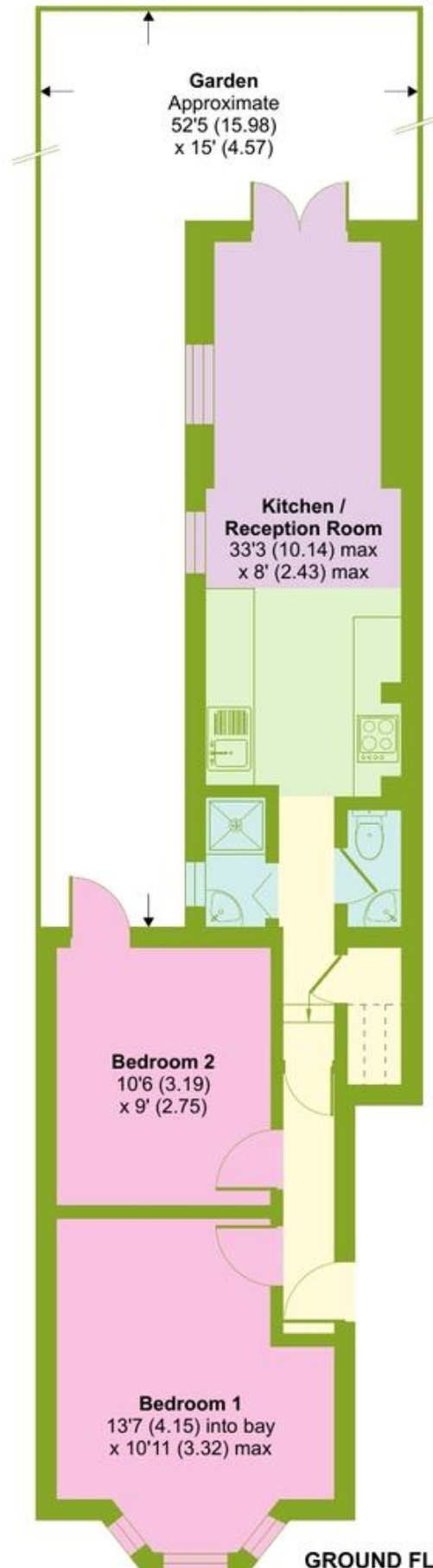


Approximate Area = 499 sq ft / 46.3 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 508 sq ft / 47.1 sq m

For identification only - Not to scale



Denotes restricted  
head height

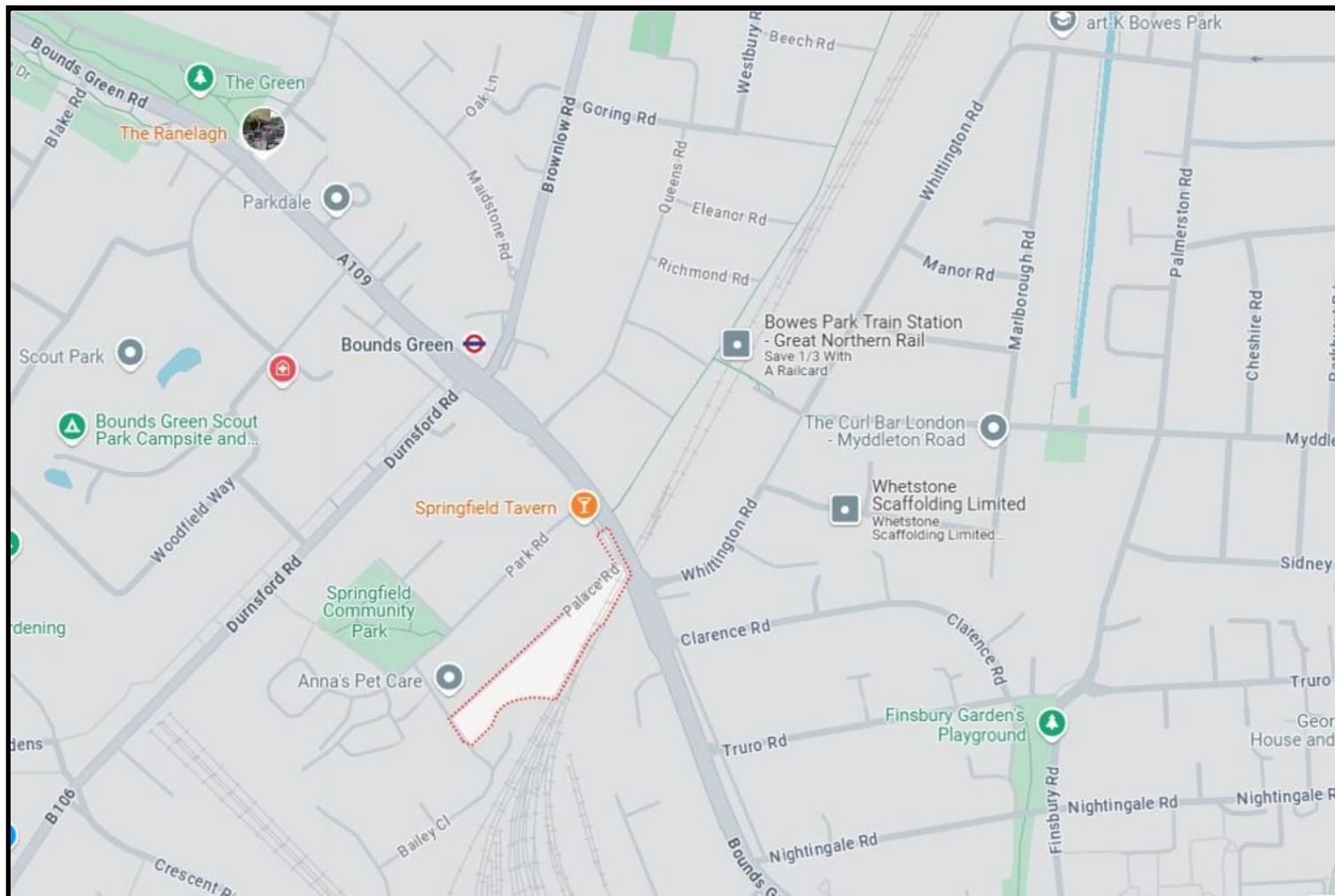
**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Wilkinson Byrne. REF: 1281042







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

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