

Warwick Road, N11 2TD

£380,000 FREEHOLD

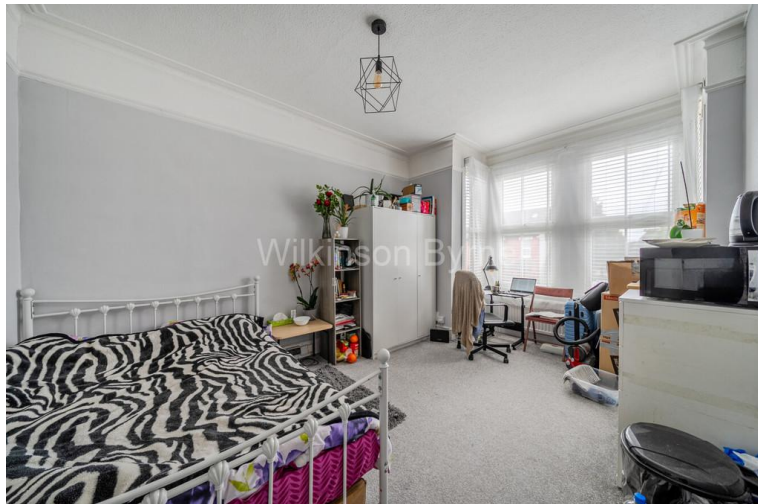
An excellent opportunity to acquire this well-presented first floor Edwardian conversion, ideally positioned in the heart of Bounds Green. The property offers two double bedrooms, a spacious lounge/dining room, a separate fitted kitchen, and a modern three-piece shower room, with further benefits including gas central heating, double glazing, Included is the freehold and potential for a loft conversion (STPP). Ideally located for Bounds Green Underground station (Piccadilly Line, Zone 3) and Bowes Park Mainline station with direct links to Moorgate, the property is also within easy reach of a variety of highly regarded schools and the surrounding selection of cafes, eateries, and amenities.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



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 sight 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.

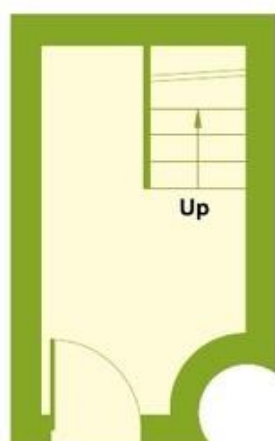




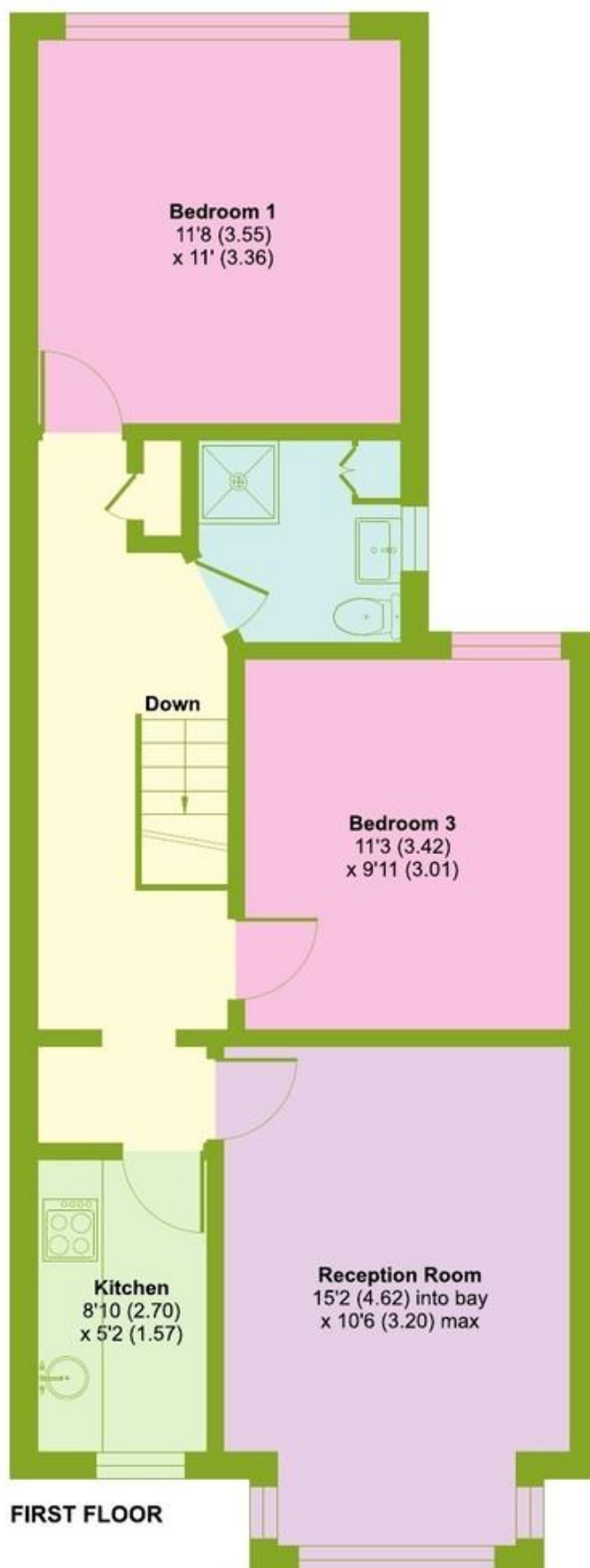
Warwick Road, Bounds Green, London, N11

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



GROUND FLOOR

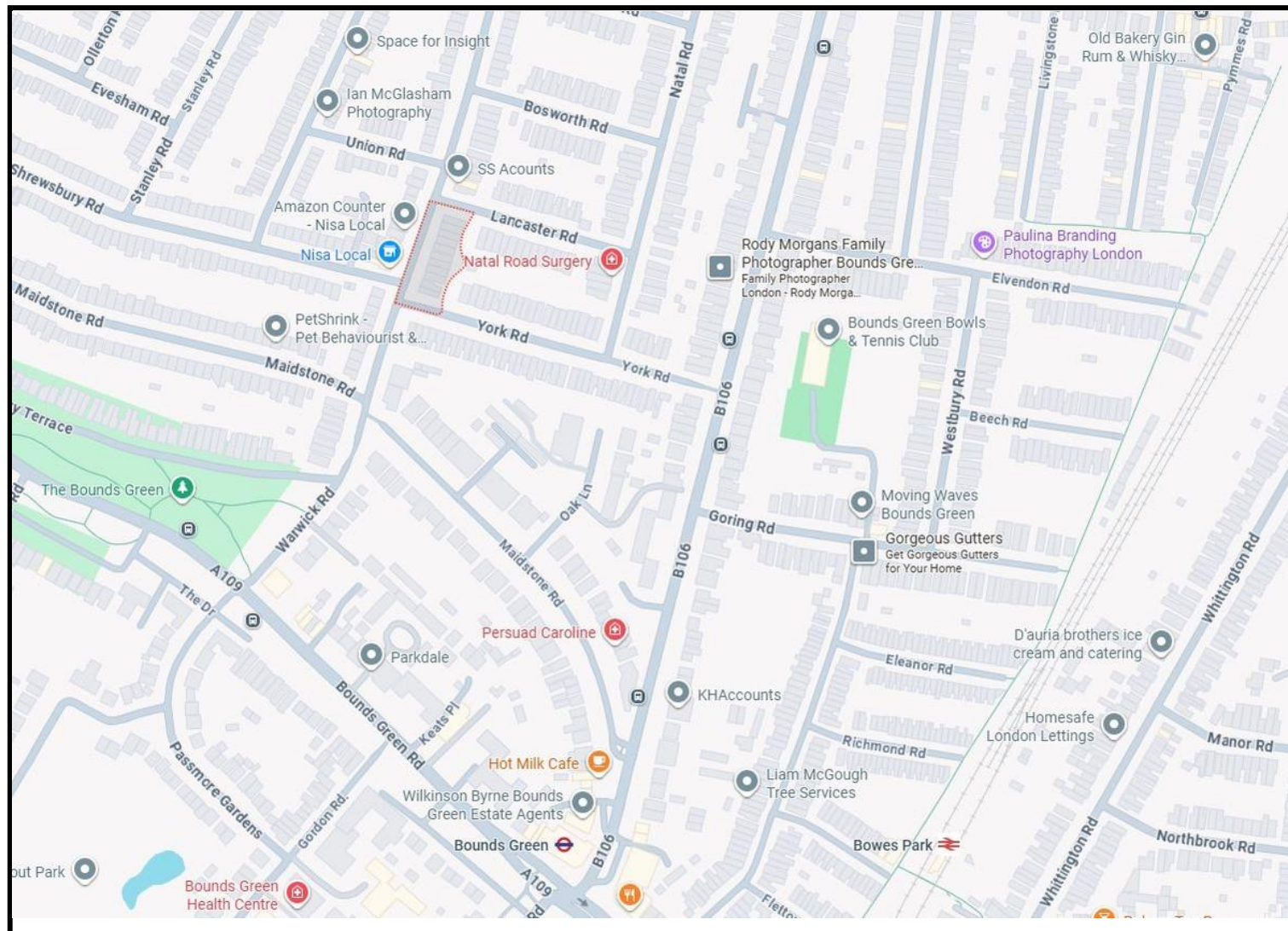


FIRST FLOOR



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: 1355756





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900
boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022
turnpikelane@wilkinsonbyrne.com