



Richmond Road, N11 2QR

£549,995 FREEHOLD

Located on the ever-popular Richmond Road, this well-presented two-bedroom house offers well proportioned accommodation in a highly desirable residential area. The property comprises two bright reception room, a fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Further benefits include its own private rear garden and excellent natural light throughout. the property is ideally situated within walking distance of Bounds Green Underground Station (Piccadilly Line) and Bowes Park Overground, providing direct access into Central London. The area offers a wide selection of local shops, cafés, and restaurants, with Muswell Hill, Wood Green Shopping City, and Alexandra Palace all within easy reach. A variety of well-regarded schools and green open spaces, including Broomfield Park and Alexandra Park, further enhance the appeal of this sought-after location.

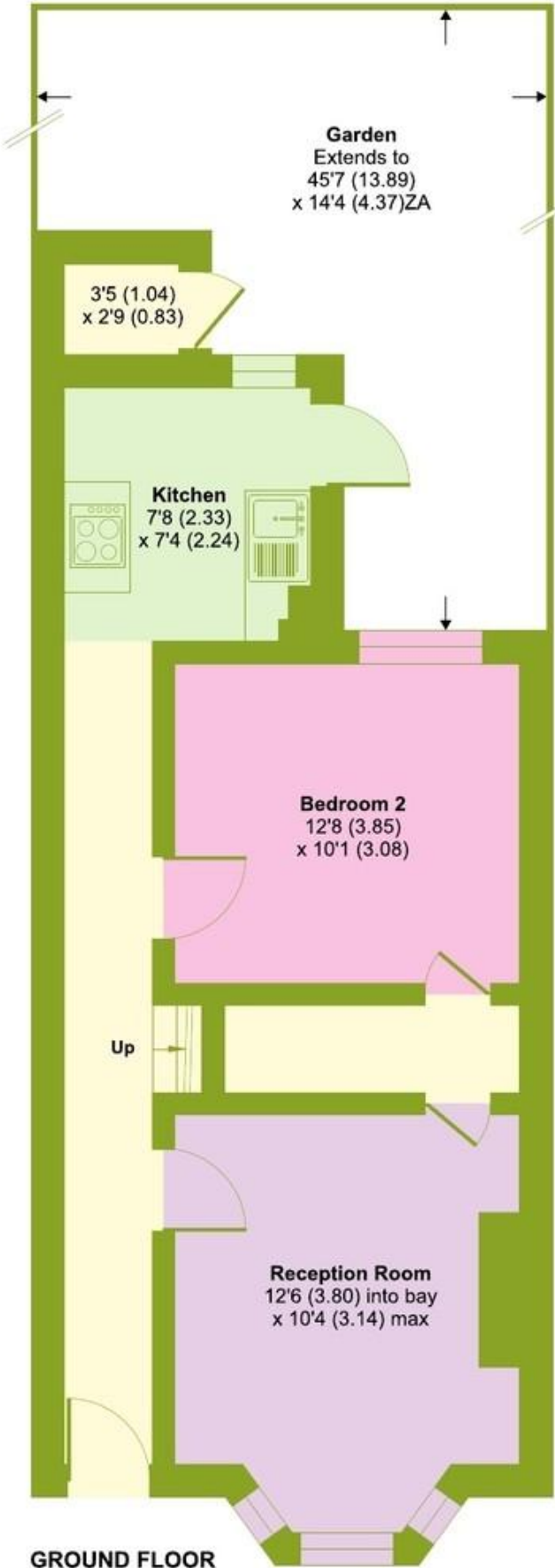
T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

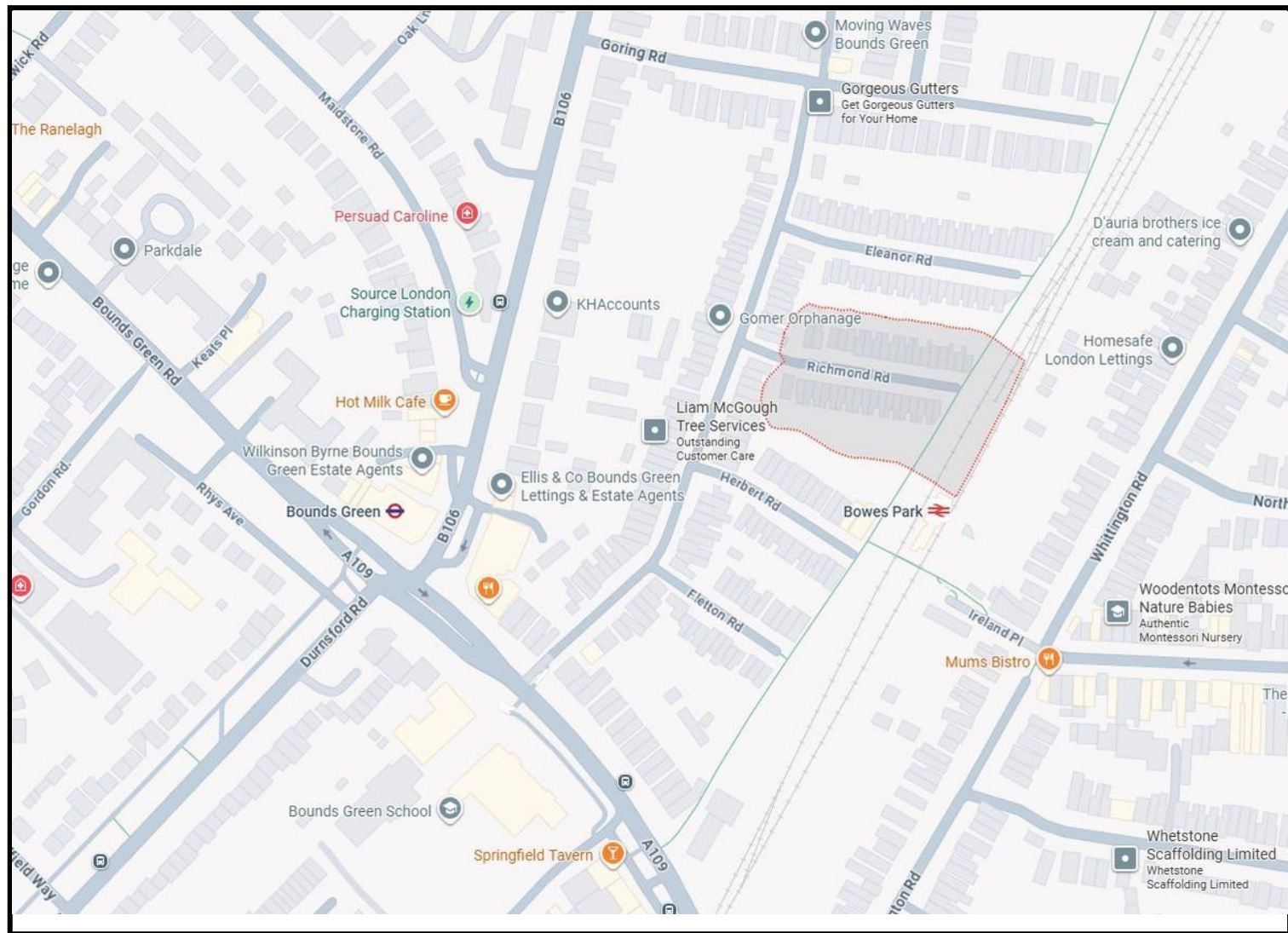


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Richmond Road, Bounds Green, London, N11

Approximate Area = 780 sq ft / 72.4 sq m
Outbuilding = 9 sq ft / 0.8 sq m
Total = 789 sq ft / 73.2 sq m
For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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