

Bounds Green Road, N11 2QH £395,000 Share of Freehold

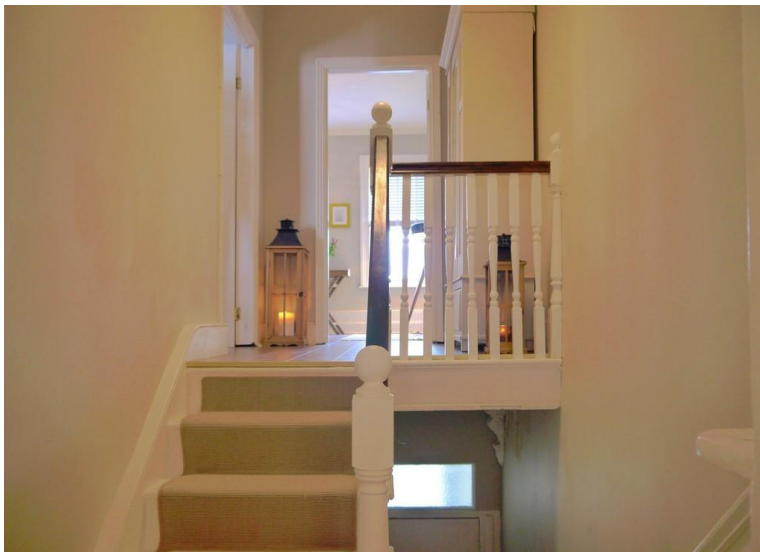
A superb one-bedroom period conversion offering generous proportions and excellent storage throughout. This spacious apartment features a large separate kitchen, a bright and airy reception room, and a modern three-piece bathroom. The double bedroom provides ample space, while the impressive lounge offers the perfect setting for relaxation or entertaining. Additional benefits include gas central heating, full furnishings, and a private garden, ideal for outdoor dining and leisure. Beautifully presented and filled with natural light, this charming home effortlessly combines period character with modern comfort. Conveniently located within walking distance of both Bowes Park Railway Station and Bounds Green Underground Station, the property offers easy access to Central London and surrounding areas. A fantastic opportunity for professionals or couples seeking a stylish, well-connected home that truly stands out.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.





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