



Palmerston Road, Bowes Park, N22 8RF

OFFERS IN EXCESS OF
£375,000

 **Coultons**

PROPERTY SUMMARY

Guide Price £375,000-£400,000

Offering for sale this spacious and well maintained split level one bedroom flat set over the ground and first floor in a period house. Added benefits include a spacious living room with sliding patio doors opening onto a private rear garden which is approximately 30ft in length, a modern fitted kitchen, a modern fitted bathroom, double glazing and electric heating.

We have been advised that the remaining lease has approximately 107 years remaining with an annual ground rent of £250 and annual service charge of £1493.

Palmerston Road is ideally situated within easy reach of the bustling local shopping area of Myddleton road where you will find plenty of independent retailers along with a street market on the first Sunday of the month. The property is also a short walk back to the vibrant shopping area of Wood Green with all its bars, restaurants and coffee shops. Transport links includes both Wood Green and Bounds Green Underground Stations (Piccadilly Line), and Bowes Park Railway Station, along with plenty of bus routes.

The property is also with easy reach of trendy Crouch End and Muswell Hill with several boutique shops and eateries along with the vast green spaces of Alexandra Park being nearby.

The property is being offered on a chain free basis and in our opinion would be an ideal purchase for a first time buyer. Viewing is highly recommended.

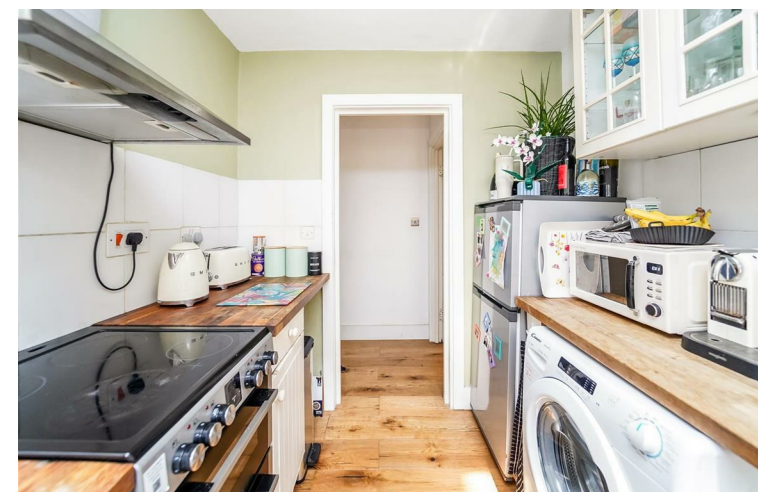
1



1



1



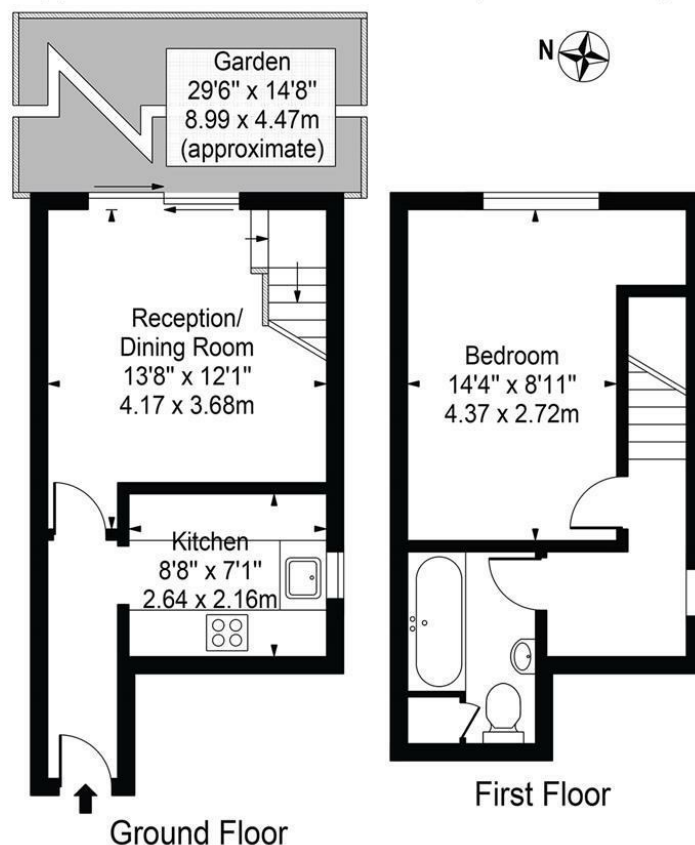






Palmerston Road, N22 8RF

Approx. Gross Internal Area 499 Sq Ft - 46.36 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Leasehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk