

JAMES EDWARD

Comprehensively Cared For



Thorold Road

London, London, N22 8YE

Price £450,000



Thorold Road



Description

A very well presented two double bedroom first floor period conversion at 863 sq ft, located in Bowes Park with its excellent transport links, parks and shops.

- Bowes Park Station on Doorstep
- Close to Parks
- Excellent Location
- Period Conversion
- Chain Free
- Myddleton Rd Parallel
- Converted Loft
- Peaceful Street
- Two Double Bedrooms
- Share of Freehold





First Floor
Approx. 68.0 sq. metres (731.8 sq. feet)

The detailed floor plan shows a rectangular layout. At the top left is a Bathroom (2.86m x 2.33m / 9'5" x 7'8") containing a bathtub, toilet, and sink. To its right is a Kitchen (4.52m x 2.03m / 14'10" x 6'8") with a sink, stove, and refrigerator. Below the Bathroom is a Bedroom (3.10m x 3.02m / 10'2" x 9'11"). To the right of this Bedroom is a Landing with a staircase. Below the first Bedroom is another Bedroom (3.83m x 3.38m / 12'7" x 11'1"). At the bottom is a large Lounge/Diner (5.14m x 4.00m / 16'11" x 13'1").

Bathroom
2.86m x 2.33m
(9'5" x 7'8")

Kitchen
4.52m x 2.03m
(14'10" x 6'8")

Bedroom
3.10m x 3.02m
(10'2" x 9'11")

Bedroom
3.83m x 3.38m
(12'7" x 11'1")

Lounge/Diner
5.14m x 4.00m
(16'11" x 13'1")

First Floor
Approx. 12.3 sq. metres (131.9 sq. feet)

The summary floor plan shows a single rectangular Bedroom (3.50m x 3.50m / 11'6" x 11'6") with a dashed outline indicating its position within the overall first floor footprint.

Bedroom
3.50m x 3.50m
(11'6" x 11'6")

Total area: approx. 80.2 sq. metres (863.7 sq. feet)

For illustration purposes only. @modephoto.uk modephoto.co.uk
Plan produced using PlanUp.

Thorold Road

A map of the Lewes Park area in London. The map shows a network of roads including A406, B106, A105, A109, Albert Rd, Durnsford Rd, White Hart Ln, Wolves Ln, and Park Ave. A red location pin is placed on Durnsford Rd, near the intersection with B106. The area is labeled 'LEWES PARK'. The map includes green spaces and a railway line. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Please contact our James Edward Office on 020 7952 5197 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		63	76
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		61	78
England & Wales EU Directive 2002/91/EC			