



## Lascotts Road, Bowes Park, London

Under Offer (SSTC)

Offers in excess of £475,000 (Share of Freehold)





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**Welcome to this charming property located on Lascotts Road in the vibrant area of Bowes Park, London, offering 3 bedrooms and 2 bathrooms.**

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Baker and Chase are very excited to present this stunning 3-bedroom, 2 bathroom duplex apartment, arranged over the first and second floors situated on the doorstep of the desirable Bowes Park Village.

Once you have ascended up to the first floor, you are met with a modern fitted kitchen complete with integrated AEG appliances. The living space is truly a major focal point, offering ample accommodation and space, whilst being flooded with natural light. The property has a bathroom on each floor, with the first floor servicing the principal bedroom and the second floor servicing the other two bedrooms.

#### The Location

Bowes Park is a small, vibrant village located on the outskirts of North London. There is a diverse selection of shops, restaurants and cafes. Myddleton Road, which is moments away is most popular, due to being an award winning 'High Street of the Year'. With Lascotts Road being positioned just off of Green Lanes, the location could not be more convenient. Green Lanes provides a number of bus routes and the location affords excellent road access to the main routes in and out of North London. Palmers Green B.R, Bowes Park B.R and Bounds Green London Underground provide a range of regular transport links into Central London

Lease Term Remaining: 92 yrs (approx.)

Service Charge: NIL

Ground Rent: NIL

Tenure: Share of Freehold

Location Authority: Haringay

Council Tax Band: C

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## External

Paved front with pathway to main door that leads to communal entrance hallway

## Entrance Hallway

Spotlights. Recently painted. Carpeted all up the stairs.

The second floor landing has a large window to the rear with plenty of shelving/storage space.

## Reception Room

16'9" x 13'8"

Double glazed windows with plantation shutters. Spotighting. Wooden flooring. Thermostat that controls heating system. Fitted in shelving either side of the chimney breast. Radiator

## Kitchen

10'5" x 8'7"

Double glazed window. Tiled throughout. Wood flooring. Spotlights. Integrated AEG Dishwasher and Oven. Gas hob and cooker hood. Radiator.

## Bedroom 1

11'1" x 10'10"

Built in wardrobes. Spotighting. Radiator. Double glazed rear facing window. Wooden flooring

## Bedroom 2

11'1" x 11'0"

Double glazed window to rear. Spotighting. Wooden flooring. Radiator

## Bathroom

Fully tiled. Bath tub with rainforest shower attached. Wash basin with mirror above. Heated towel rail. Spotlights. Double glazed window

## Bedroom 3

11'0" x 8'3"

x 2 Velux windows. Ample eaves storage. Wood flooring. Spotlights. Radiator





## Bathroom 2

Tiled. Wash basin with mirror and storage unit. Fitted shower cubicle. Heated towel rail. Velux window.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending





**BAKER**  
AND  
**CHASE**



parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 872 sq ft – 81 sq m  
Ground Floor Area 42 sq ft – 4 sq m  
First Floor Area 531 sq ft – 49 sq m  
Second Floor Area 299 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

EPC Rating C / Local Authority: Haringay / Council Tax Band: C

