

GRASMERE COURT

BOWES PARK - N22

THOMAS
JAMES



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- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SOUTH FACING SHARED GARDEN
- CUL-DE-SAC LOCATION
- VIBRANT LOCAL HIGH STREET
- WALKING DISTANCE TO STATION



FOR SALE
£360,000
LEASEHOLD

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2 BEDROOM GROUND FLOOR APARTMENT

£360,000 - leasehold

IN BRIEF

This spacious purpose built two bedroom apartment on the ground floor of a low-rise block has a sunny communal garden.

Located in a quiet cul de sac, it's close to all the amenities of desirable Bowes Park, including the Myddleton Road shops and stations at Bowes Park train station and Bounds Green.

PROPERTY DESCRIPTION

The apartment has all the benefits of a purpose-built apartment, including a logical layout, good room sizes, plenty of storage space, and windows in all rooms, including the bathroom.

The wide central hallway creates a sense of plentiful space, and has two built-in storage cupboards. The living room, which measures a generous 18'6" by 11'7" has a large west-facing triangular bay window, and easily accommodates a lounge area and dining zone. Practical wood laminate flooring is complemented by mainly white walls.

The kitchen opposite has extensive fitted wall and floor cupboards, a colourful tiled splashback, and a combination of integrated and freestanding appliances. Two small windows and a glazed door provide natural light and ventilation, and the door conveniently opens onto the terrace of the shared residents' garden.

COUNCIL TAX BAND: C
Haringey Council

EPC RATING: D

SERVICE CHARGE: £2,235p.a

LEASE: 103 years



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2 BEDROOM GROUND FLOOR APARTMENT

£360,000 - Leasehold



PROPERTY DESCRIPTION CONTINUED...

Both bedrooms are doubles with wide windows and practical wood laminate flooring. The main bedroom has views across the development, whilst the second bedroom overlooks the enclosed residents' garden. The fully tiled bathroom has good natural light and ventilation from two obscured glass windows, and is fitted with a bath, washbasin console, and WC.

The block is set in well-maintained communal gardens and the apartment has direct access to a sunny, south-facing shared garden which has a wide terrace and a large lawn area. The property is offered chain free.

LOCAL AREA

This friendly neighbourhood has a wide selection of local shops, cafes and restaurants, and both the popular Myddleton Road shopping parade and the many stores along Green Lanes are within easy walking distance of the property. The town centre of Wood Green with its town centre amenities including a large shopping centre, are just ten minutes away by bus.

Transport links are excellent, with Bowes Park train station and Bounds Green tube nearby. There are regular sub-20 minute train journeys from Bowes Park to King's Cross, and Bounds Green on the Piccadilly Line has fast direct links to the West End and beyond.

There's plenty of green space nearby, including Woodside Park (a 10 minute walk), Broomfield Park (15 min), and 200-acre Alexander Park (20 min).

TRANSPORT

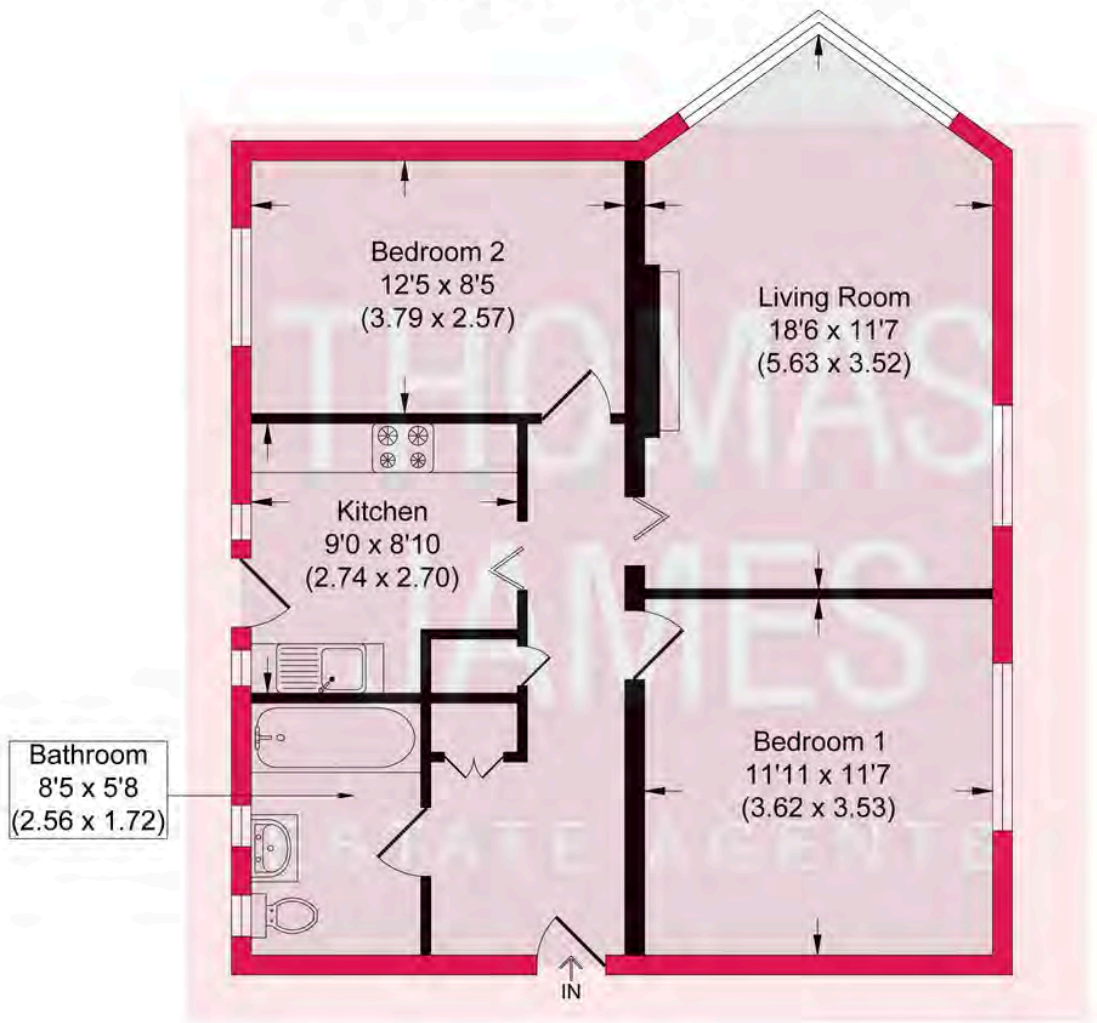


TRANSPORT



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Ground Floor
62.95 sq.m. (677.58 sq.ft.) approx.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 62.95 sq.m. (677.58 sq.ft.) approx.

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