





Bounds Green Road, London, N22

Addison Townsend are delighted to offer for sale this stunningly refurbished two bedroom split level garden flat in this Edwardian conversion with a delightful outlook over Trinity Gardens. The property is ideally located for Alexandra Palace rail station, Wood Green/Bounds Green Tube stations & transport Hub (20/25 Mins City/West End), including night bus service to the West End. Amenities including Wood Green Main Shopping City and excellent schools such as Trinity Primary School and Heartlands High School are also within easy walking distance. The accommodation offers two double bedrooms with fitted wardrobes to the main bedroom, luxury bathroom, and modern kitchen which is open plan to a spacious living room. Externally the property boasts a South facing rear garden and off street parking to the front. Further benefits include a share of freehold with 999 year lease. Offered for sale chain free.



1 2 1

Tenure : Share of Freehold

Council Tax Banding : B

EPC C

Sq.Ft : 615



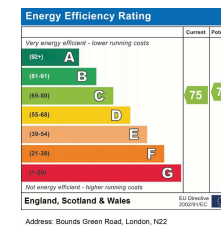
Approximate Gross Internal Area 615 sq ft - 57 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 111 sq ft – 10 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.



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

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ADDISON TOWNSEND
PROPERTY PROFESSIONALS

