



Brownlow Road, London N11 2BN



welcome to

Brownlow Road, London

A charming two-bedroom flat with private garden flat set on the ground floor of this imposing Victorian conversion. The flat is superbly located for access to Bounds Green (Piccadilly Line) and Bowes Park Station (Great Northern).

The property comprises of a bright and spacious living room with bay window, separate modern kitchen, two bedrooms and newly refurbished bathroom. Further benefits include a private garden to the rear, private side entrance and no onward chain.

The flat is superbly located for access to Bounds Green (Piccadilly Line) and Bowes Park Station (Great Northern). It is also just half a mile from the A406 North Circular Road providing excellent road access to the M1 or around London and multiple local bus routes.

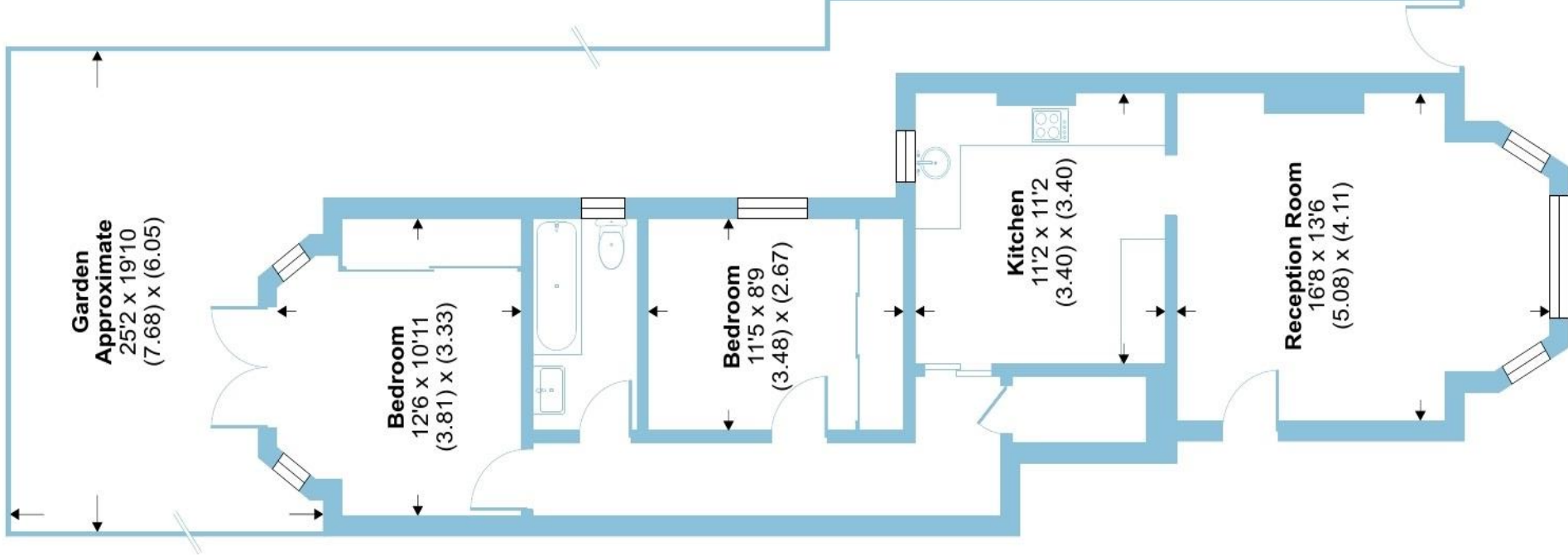
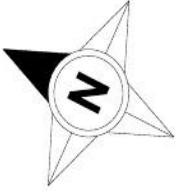
The area is extremely well served with good and Outstanding Primary and Secondary Schools including St Martin of Porres Primary, Hollickwood Primary, Bounds Green Infant, Rhodes Avenue Primary, Heartlands High & Alexandra Park School. For leisure there are several outside spaces including Alexandra Palace & Park, Muswell Hill Golf Course, Bluebell Wood & Hollickwood Park.



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Approximate Area = 720 sq ft / 66.9 sq m

For identification only - Not to scale



GROUND FLOOR

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- Period conversion
- Ground Floor
- Private garden
- Two bedrooms
- Excellent condition

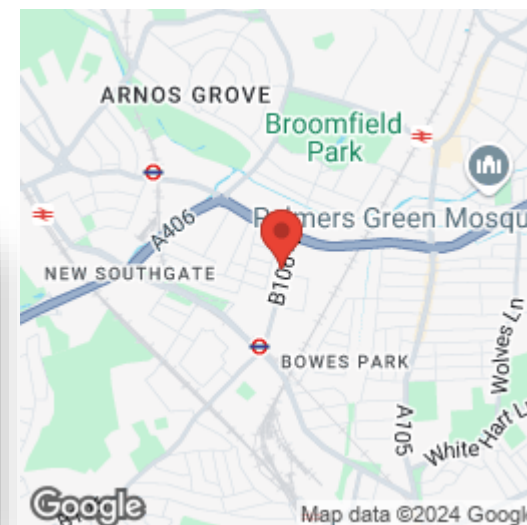
Tenure: Leasehold

EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Feb 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105524



Property Ref:
MUH105524 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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