



Warwick Road, London N11 2SR

welcome to
Warwick Road, London

Quietly situated on the first floor of a period house, this well-proportioned two-bedroom flat is superbly located for access to Bounds Green (Piccadilly Line) and Bowes Park Station (Great Northern) and road access via the A406. The flat is available immediately, with no upper chain.

Transport links are excellent with the flat being within approx. 1/2 mile from both Bounds Green Piccadilly Line Underground Station (16 minutes to Kings Cross), and Bowes Green (Great Northern) Station (16 minutes to Moorgate). The property 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.

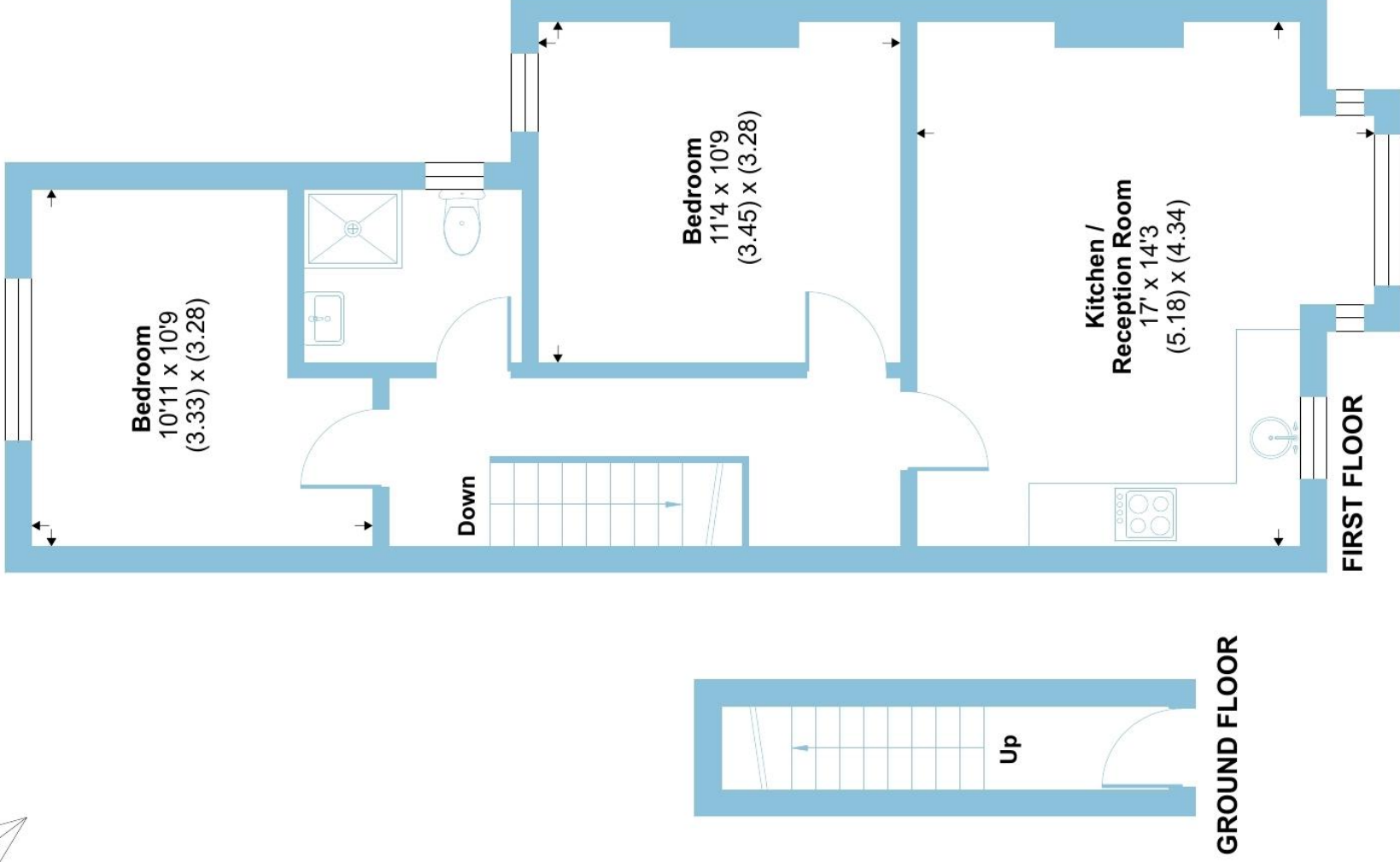
For leisure, the area abounds with parks and outside spaces including Alexandra Palace & Park, Muswell Hill Golf Course, Bluebell Wood & Hollickwood Park. For shopping, the area is surrounded by multiple retail parks, and is within easy striking distance of Muswell Hill, Crouch End, Brent Cross, Wood Green, Bounds Green and Southgate. .



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Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
Produced for Barnard Marcus. REF: 1107504



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- Spacious Reception with Open Plan Kitchen
- Two Double Bedrooms
- Good access to Underground and Great Northern
- CHAIN FREE

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Building Insurance: £336

Ground Rent: £100

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£335,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105385



Property Ref:
MUH105385 - 0008

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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