



Hardwicke Road, LONDON N13 4SG

welcome to

Hardwicke Road, LONDON

A spacious two-bedroom period flat situated on a no-through road, within easy reach of the highly regarded Bowes Primary school, as well as Bowes Park Great Northern Station (to Moorgate) and Bounds Green tube station (Piccadilly Line), connecting the area to the centre of London.

This delightful property occupies the top two floors of a well-run period conversion and benefits from a spacious lounge, separate modern kitchen, two double bedrooms and a contemporary bathroom. Further benefits include ample storage space and an excellent finish.

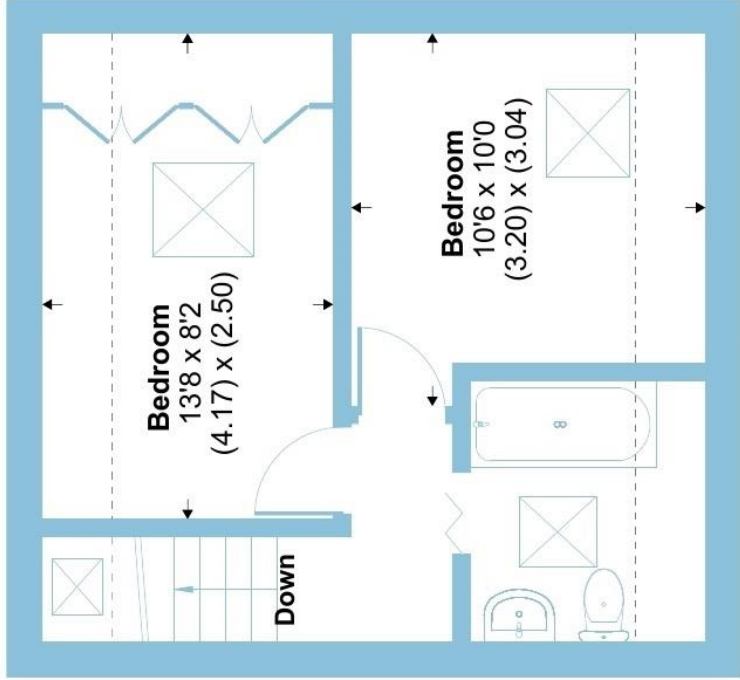
In addition to the great rail links, the area is well served by bus routes to all local areas including Palmers Green, Wood Green, Arnos Grove and Muswell Hill, whilst the A406 North Circular Road is nearby.



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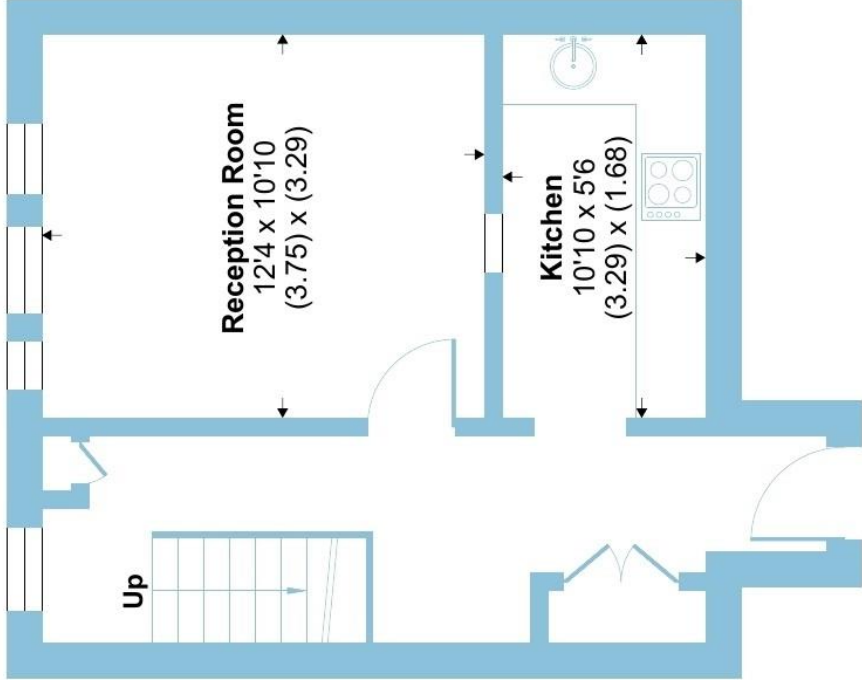
Approximate Area = 583 sq ft / 54.1 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Total = 651 sq ft / 60.4 sq m

For identification only - Not to scale



Denotes restricted
head height

SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Barnard Marcus. REF: 1374918

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- Period property
- Split level
- Two Double bedrooms
- Excellent condition
- Good transport links
- Share of Freehold

Tenure: Leasehold EPC Rating: Pending

Building Insurance & Service Charge: £1577.21

Ground Rent: ZERO

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUH106194 - 0002

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