

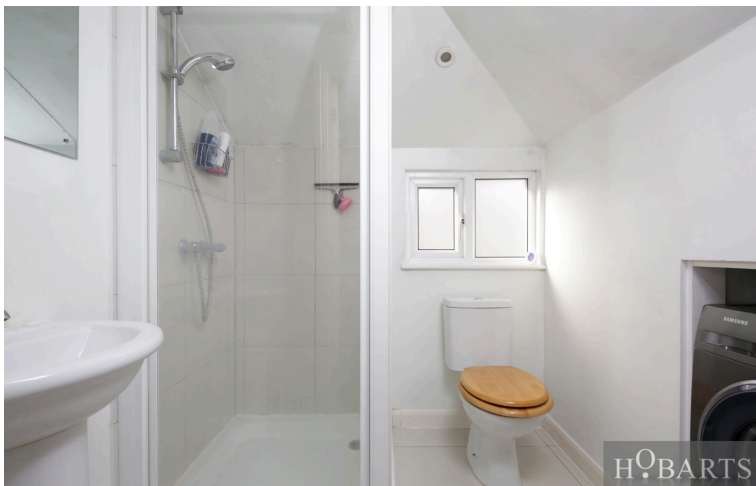


STYLISH AND TASTEFULLY PRESENTED SPLIT-LEVEL TWO-DOUBLE BEDROOM, TWO BATH/SHOWER ROOM (ONE EN-SUITE) UPPER FLOOR CONVERTED APARTMENT. The accommodation comprises entry-phone access to spacious lobby area, stairs leading up to first floor level, own front door, internal entrance hallway, large front lounge reception room, open-plan fitted kitchen, two double bedrooms (one with from balcony access), two bath/shower rooms (one en-suite). The property is ideally located with attractive frontal outlook and is minutes' walk from both Bounds Green Tube & Bowes Park National Rail Stations (20/25 Mins City/West End). In addition there is an allocated parking space and use of a small communal garden area to the rear.

Pottery Gate, Warwick Road, N11

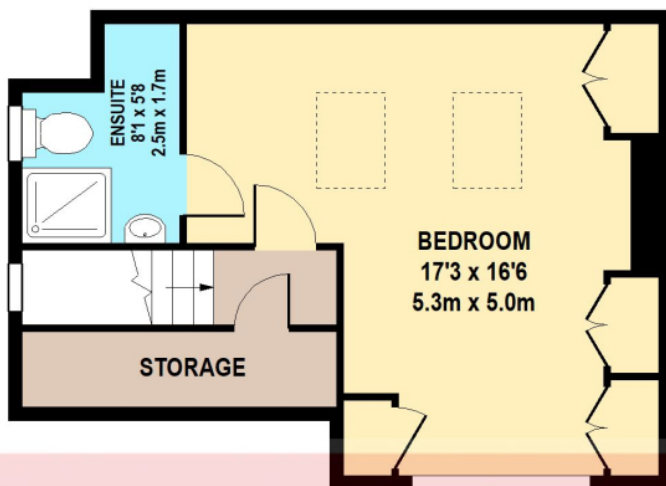
Leasehold | £475,000

HOBARTS - LONDON (North)  
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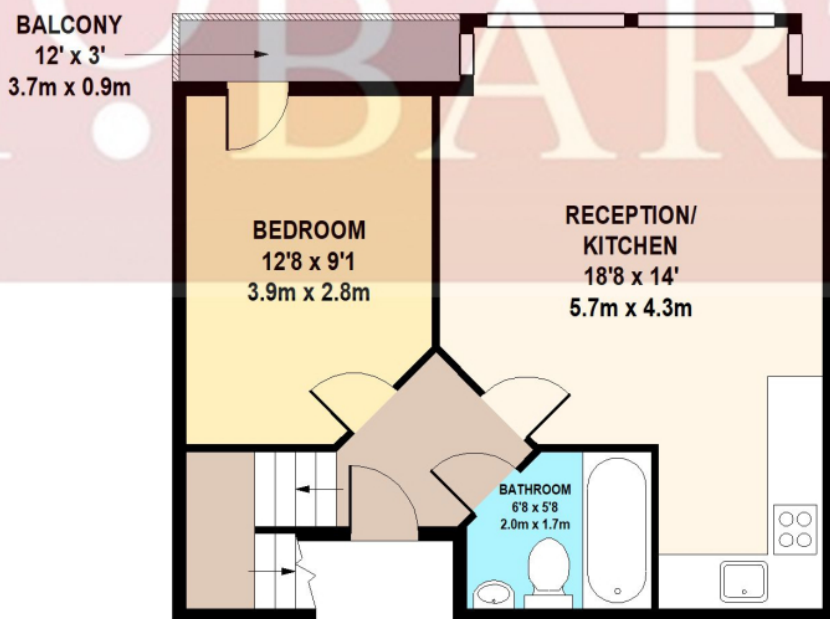


- Two-Double Bedrooms
- Ample Storage
- Open-Plan Fitted Kitchen
- Small Communal Garden Area
- 20/25 Mins City/West End

- Upper Floor Security
- Large Lounge/Recetion Room
- Allocated Parking Space
- Close to Tube/National rail



2ND FLOOR



1ST FLOOR

WARWICK ROAD

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (74 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Address: Warwick Road, Bounds Green, London, N11

**Tenure:**

Leasehold

**Ground rent:**

**Service Charges:**

**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.