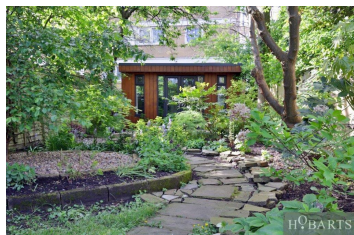
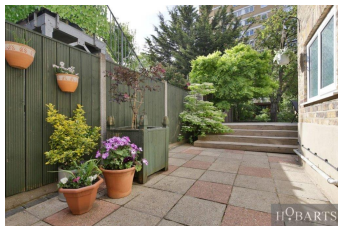
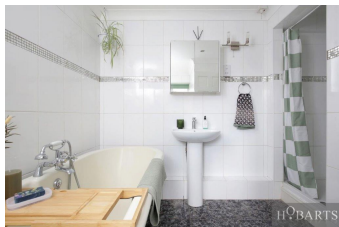


ONE DOUBLE GROUND FLOOR CONVERTED MAISONNETTE WITH PRIVATE SIDE ENTRANCE, LARGE PRIVATE REAR GARDEN AND LARGE EXTERNAL CEDAR-WOOD 'CABIN-STYLE' STUDIO / OFFICE WORK SPACE. The larger than average accommodation comprises; large double bedroom, central lounge/living area, separate fitted kitchen, and a rear bathroom/WC with separate shower enclosure. The property is ideally located for all amenities including Wood Green tube station & Bowes Park National Rail (20/25 Mins City/West End). ** POTENTIAL TO EXTEND TO THE REAR**

Nightingale Road, Bowes Park, London, N22

Leasehold | £450,000

HOBARTS - LONDON (North)
3 Crescent Road, Alexandra Park, London N22 7RP
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



This beautifully presented, larger than average accommodation boasts an abundance of natural light and characterful Edwardian features, including, high ceilings, faux fireplaces and open airy rooms. The spacious central lounge area features French double doors opening onto the exceptionally large private rear garden. The large double bedroom is complete with a fitted double-wardrobe space and wooden venetian blinds. The separate fitted kitchen leads on to the rear bathroom/WC with separate shower enclosure.

The property is ideally located, near to Bounds Green Tube, Wood Green Tube, Bowes Park National Rail, all of which are a 10 minute walk (20/25 Mins City/West End). The beautiful Alexandra Palace Park is on your doorstep, with close proximity to the fashionable hubs of Muswell Hill and Crouch End, boasting some of the best restaurants in London.

This is an ideal first-time or investment purchase, especially those looking for a unique private garden space, conveniently located for getting quickly into London town centre, whilst remaining connected to the bountiful green surroundings of Alexandra Palace Park.

****POTENTIAL TO EXTEND TO THE SIDE/REAR OF THE PROPERTY****

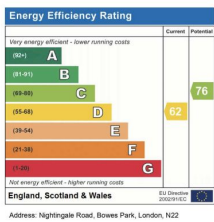
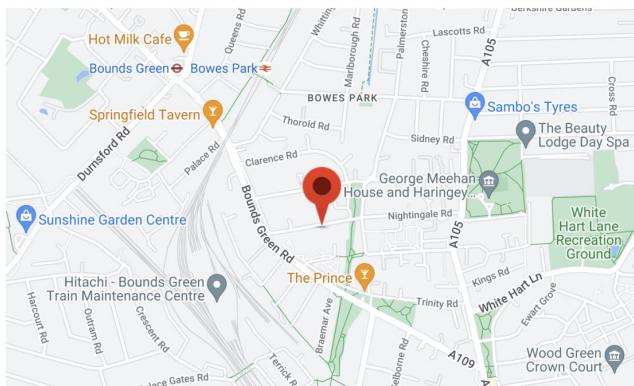


GROUND FLOOR

NIGHTINGALE ROAD
TOTAL APPROX. FLOOR AREA 561 SQ. FT. (52 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.

- Own Side Entrance
- Own Private 125" Rear Garden
- Large Double Bedroom
- Central Lounge/Living Area
- Separate Fitted Kitchen
- Rear Bathroom w/separate shower enclosure
- Cedar Studio/Office Space in Rear Garden
- Close to Bounds Green, Wood Green & Bowes Park
- 20/25 mins to City/West End
- POTENTIAL TO EXTEND



Tenure:
Leasehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

3 Crescent Road, Alexandra Park,
London N22 7RP

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk



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.