

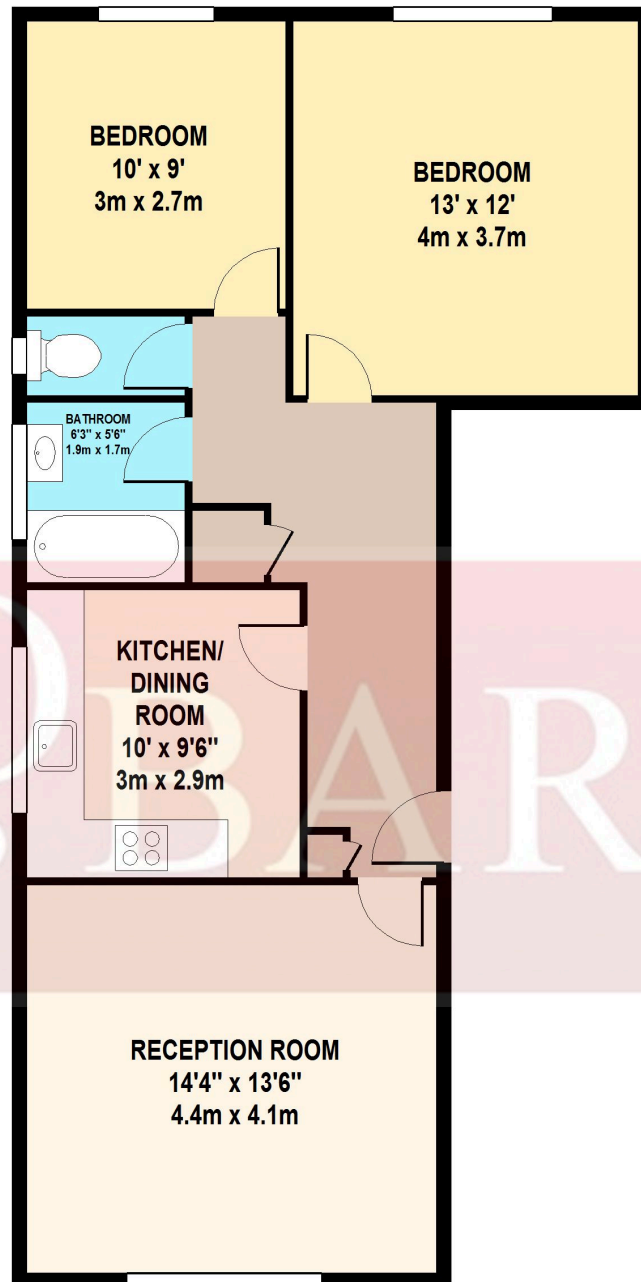
**TWO-DOUBLE BEDROOM GROUND FLOOR PURPOSE BUILT FLAT.** This secure double-glazed accommodation comprises entry phone access via communal door, own front door to entrance hallway, storage cupboard, two good size bedrooms, large frontal reception room, fitted kitchen/diner, modern bath/shower room, separate WC. Communal gardens to front and rear. the property is ideally located for all amenities including Bowes Park National Rail & Bounds Green Tube stations (20/25 Mins to City/West End), good local shopping and the attractive green surroundings of Finsbury Gardens with childrens play area.

Truro Road, Bowes Park, N22 8DL

£1,750 pcm

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

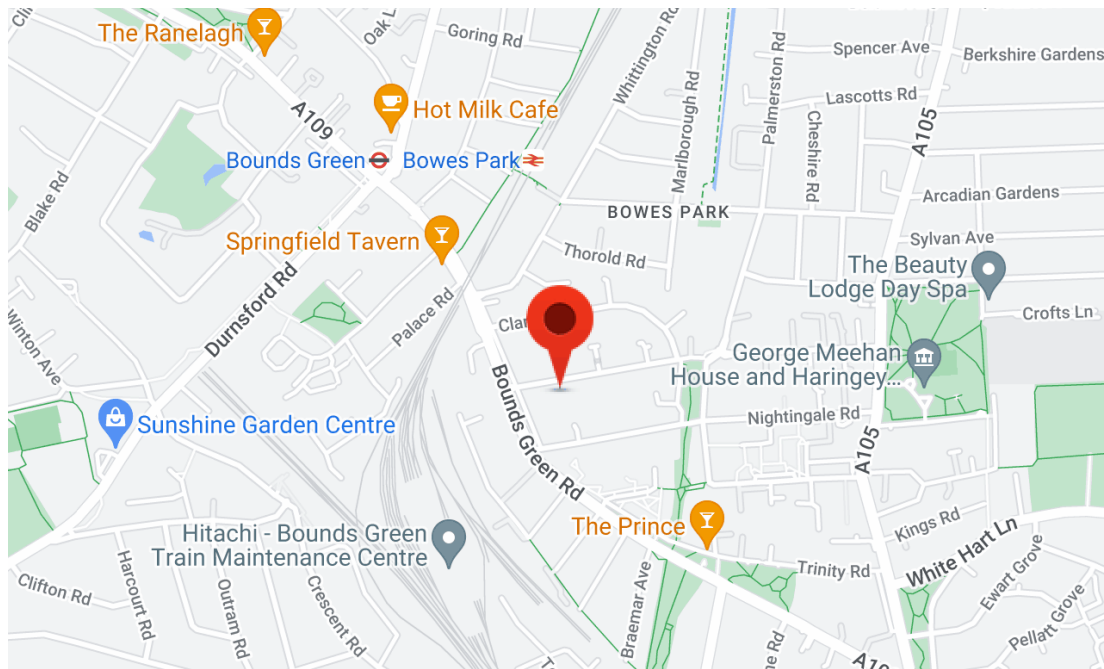
- Ground Floor
- Two-Double Bedrooms
- Double-Glazing
- Bathroom with Separate WC
- 20/25 Mins City/West End
- Purpose Built
- Wooden effect Flooring
- Kitchen/Breakfast Room
- Close to Bowes park Rail Bounds Green Tube Stations



## GROUND FLOOR

TRURO ROAD  
TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66 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, systems 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>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Truro Road, Bowes Park, N22 8DL

**Local Authority:**

**Viewings:**

Strictly by appointment via  
**HOBARTS ESTATE AGENTS**  
 0208 348 3333

**Contact:**

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 London N22 7RP

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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.