

**** IDEAL FIRST PURCHASE/INVESTMENT—TWO-DOUBLE BEDROOM GROUND FLOOR CONVERTED FLAT WITH OWN REAR GARDEN.** Offering good-size accommodation throughout, the property would benefit further from some cosmetic re-decoration and would ideally suit purchasers looking for a starter home that is easily accessible to all amenities, including Bowes Park National Rail and Bounds Green Tube Stations (20/25 Mins City/West End). Extensive local shops are close by, along with a 24-hour bus service into central London. **** NEW LEASE & OFFERED CHAIN FREE ****

Whittington Road, Bowes Park,, London, N22 8YP

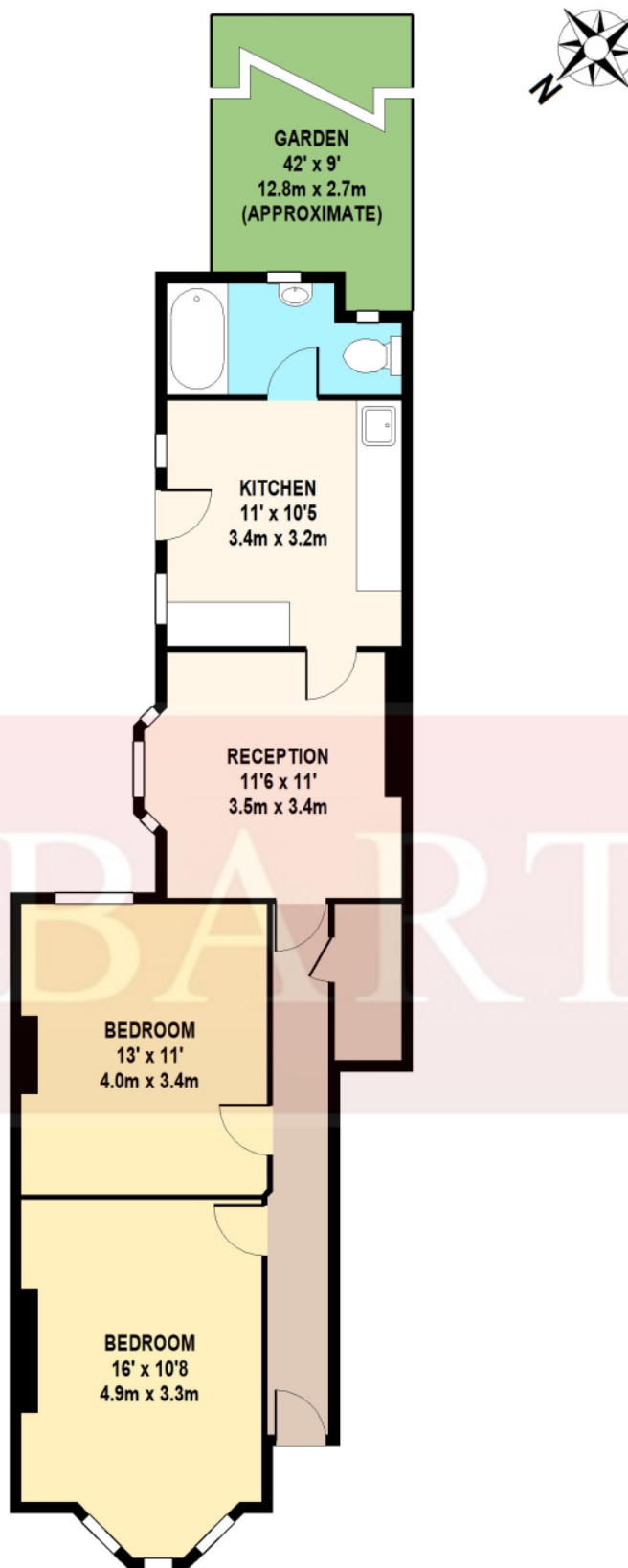
Reduced to sell £375,000 | Share of Freehold

HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



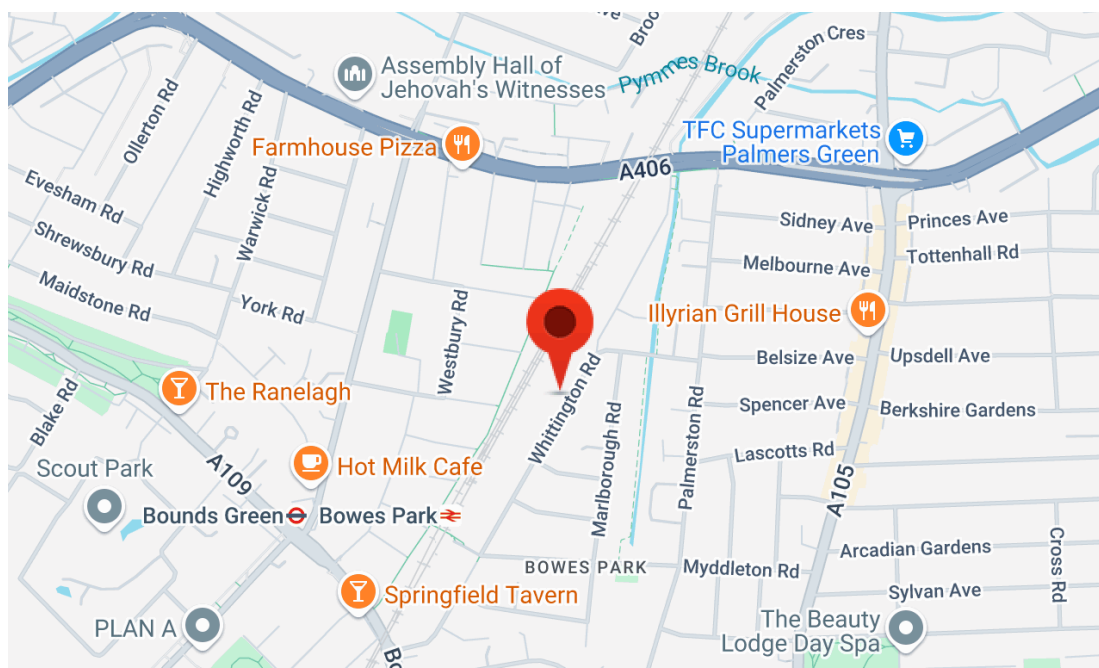
- New Lease
- Tiled Bath/Shower Room/WC
- Fitted Kitchen/ Breakfast Room
- 20/25 Mins City/West End
- Central Lounge/Living Area
- Close to Rail/Tube Stations
- Close to Shops/Transport/Amenities



GROUND FLOOR

WHITTINGTON ROAD
TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	77
		EU Directive 2002/91/EC	

Address: Whittington Road, Bowes Park N22

Tenure:
Share of Freehold

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:
8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



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.