



**STUNNING, AN ABSOLUTE 'ONE OFF' TWO-DOUBLE BEDROOM GROUND FLOOR CONVERTED APARTMENT WITH ATTRACTIVE OUTLOOK OVERLOOKING EXTENSIVE COMMUNAL GARDENS.** Occupying 829 sq ft of living space, the property has benefited from stylish and substantial refurbishment throughout and would ideally suit discerning purchasers looking for something different, that is accessible to all amenities including Bowes Park National Rail & Wood Green Tube Stations (20/25 Mins to City/West End). There is an extensive array of local shopping facilities literally minutes away along with a 24-hour night bus service to central London. **\*\* MUST BE VIEWED INTERNALLY TO AVOID DISAPPOINTMENT \*\***

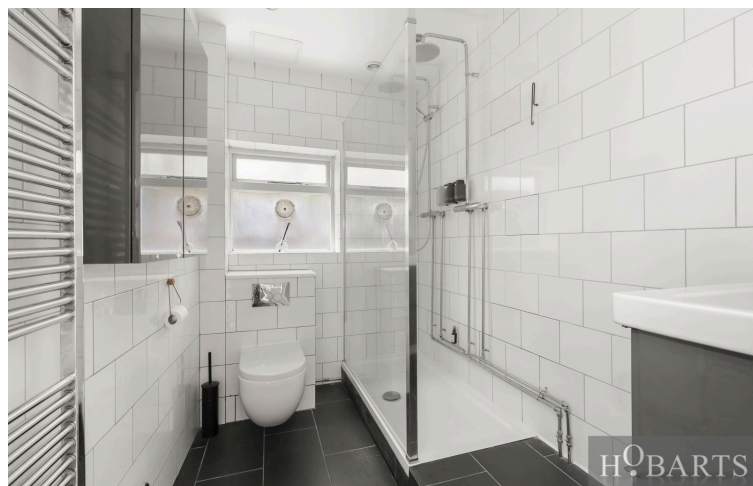
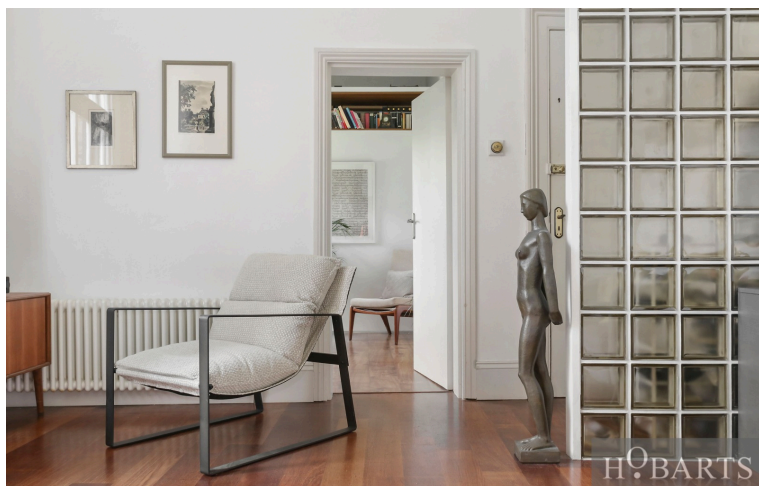
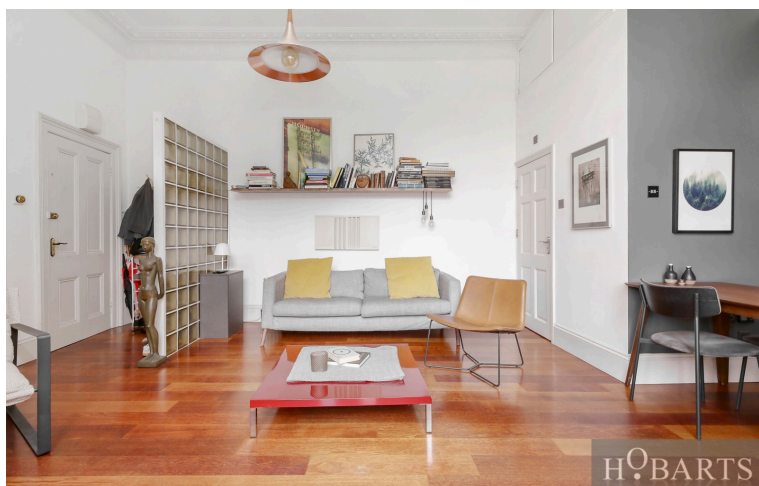
High Road , Bowes Park, London, N22 8JB

£580,000 | Leasehold

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

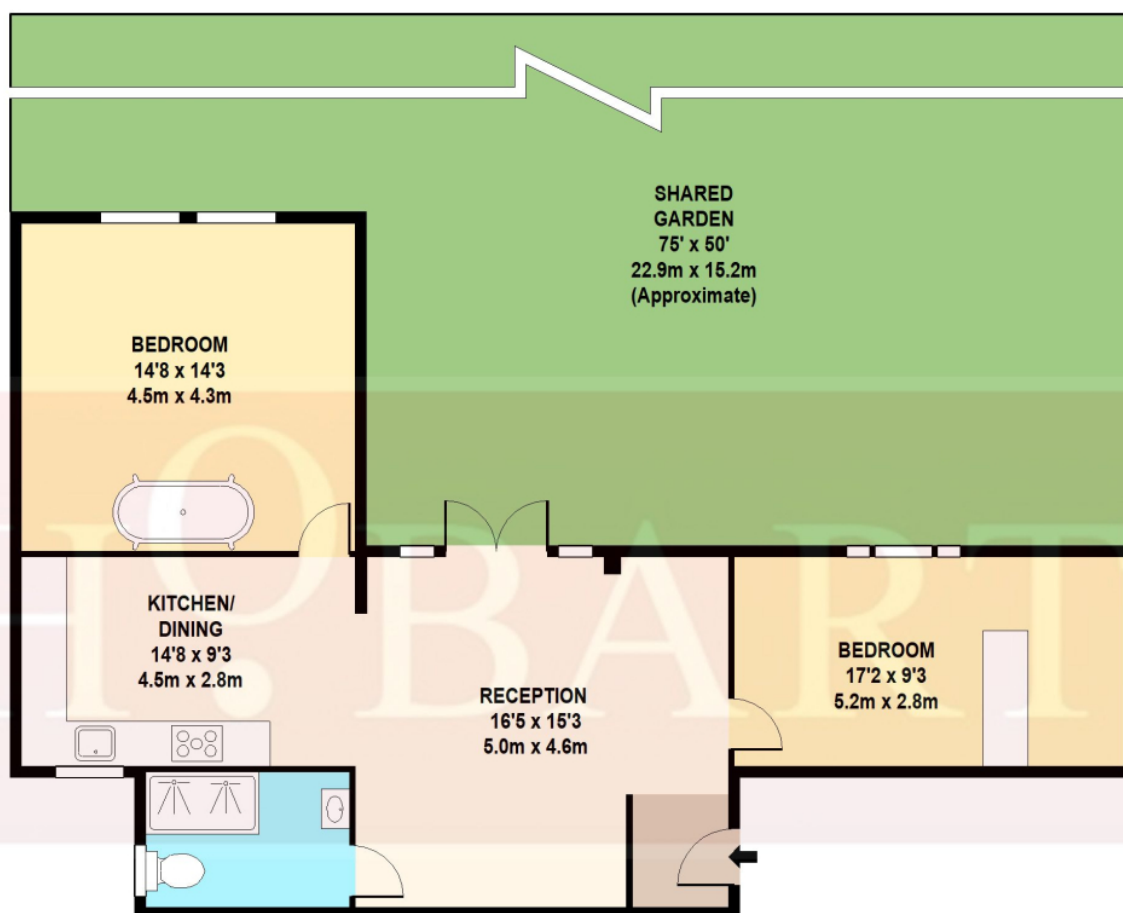
sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333





- Secure Entry-Phone Access
- High Ceilings
- Attractive Garden Outlook
- 14'9 Kitchen/Diner
- 25/30 mins City/West End
- Long Lease

- Wood Flooring
- Two-Double Bedrooms
- 829 Sq Ft.
- 16'6 x 15'3 Lounge/Reception Room
- Close to Tube/Rail/All Amenities
- Extensive Communal Gardens



GROUND FLOOR

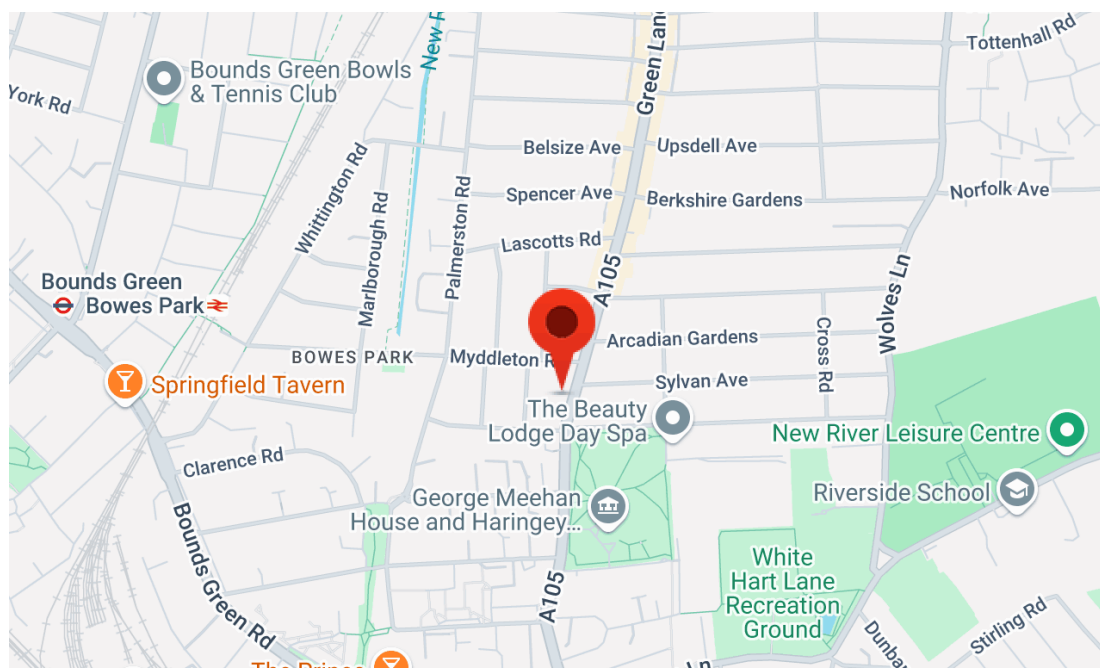
HIGH ROAD  
TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77 SQ.M.)

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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	70
		EU Directive 2002/91/EC	

Address: High Road, N22

## Tenure:

Leasehold

## Ground Rent:

TBC

## Service Charges:

780 pa

## Viewings:

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

## Contact:

8 CRESCENT ROAD, Alexandra  
Park LONDON N22 7RS

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www.hobartsproperty.co.uk

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.