



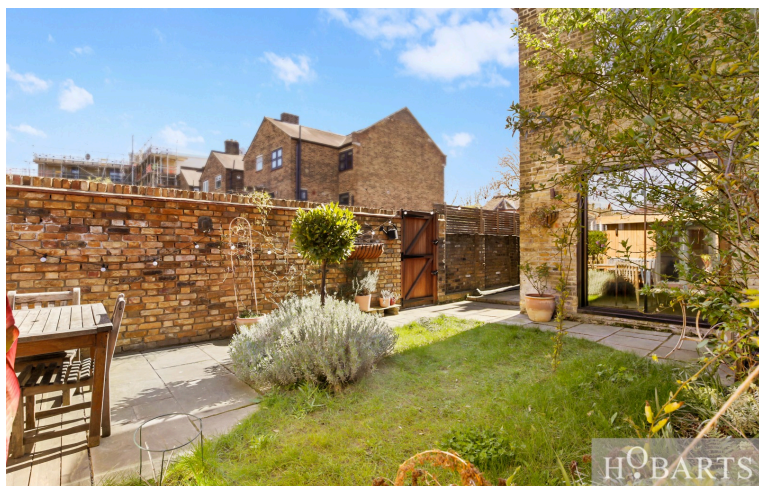
STYLISH AND TASTEFULLY PRESENTED TWO-BEDROOM GROUND FLOOR CONVERTED MAISONETTE WITH STUDIO/WORKSHOP AND OWN PRIVATE ENTRANCE VIA ITS REAR GARDEN. The property has been extensively remodelled and refurbished throughout and comprises of a large main bedroom, an attractive bay window, fitted wardrobes, a door leading to internal hallway, combined bath/shower room/WC, hallway continues into a 23' Fitted Kitchen/Diner/Living Area, additional second bedroom to the rear. There is a separate garden/work studio with full electrics and internet. There is adjacent additional lockable storage. The property is ideally located for all amenities, including Bowes Park Rail & Bounds Green Tube Stations (20/25 Mins City/West End), local parks, main shopping, and a night bus service to Central London. The attractive green surroundings of Alexandra Park & palace are within easy walking distance.

Myddleton Road, Bowes Park, London, N22 8NR

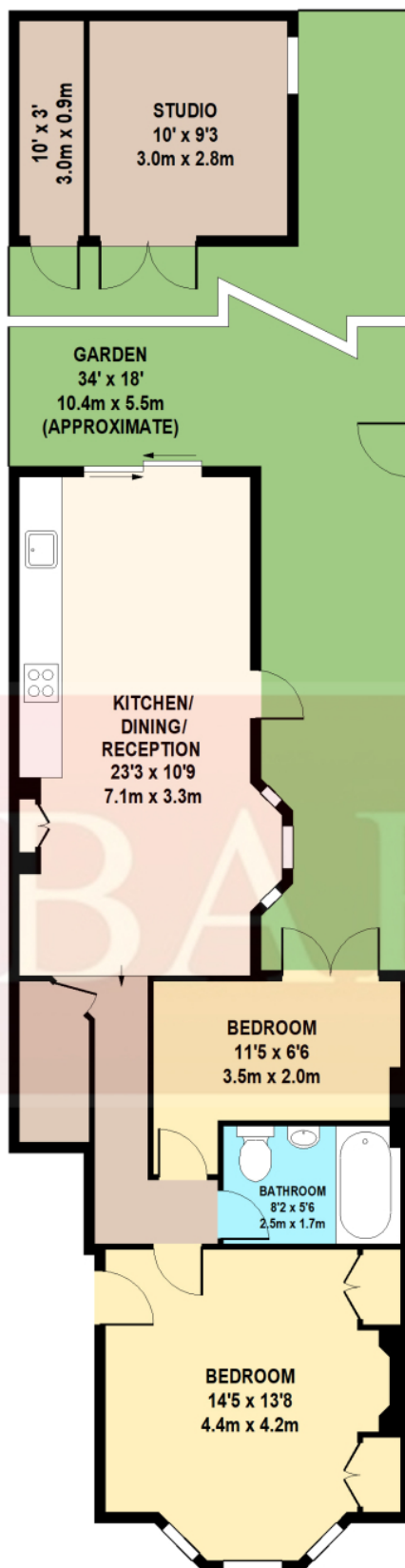
Offers in excess of £550,000 | Share of Freehold

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

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



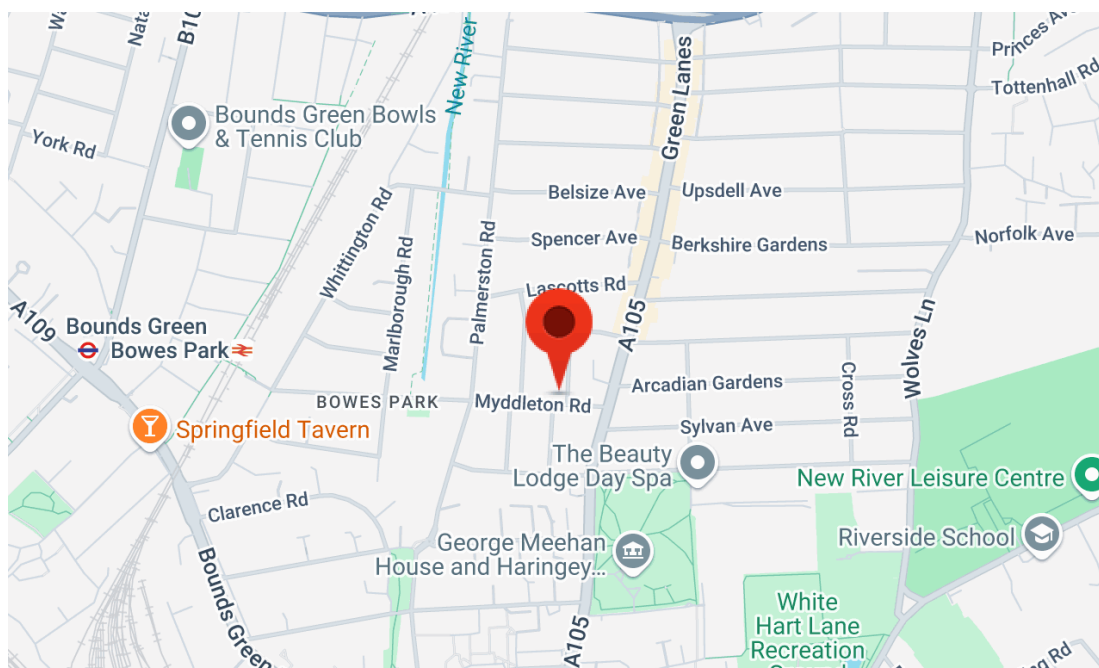
- Two Bedrooms
- 23' Fitted Kitchen/Dining/Living Area
- Workshop/Studio (electrics & internet)
- Secure-Double Glazing
- Close to Tube/Rail/Amenities
- Walking Distance to Alexandra Park & Palace
- Private Garden
- Combined Bath/Shower Room/WC
- Own Private Entrance
- Period Features/Characteristics
- 20/25 Mins City/West End



GROUND FLOOR

MYDDLETON ROAD
TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60 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		69	77

Address: Myddleton 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.