

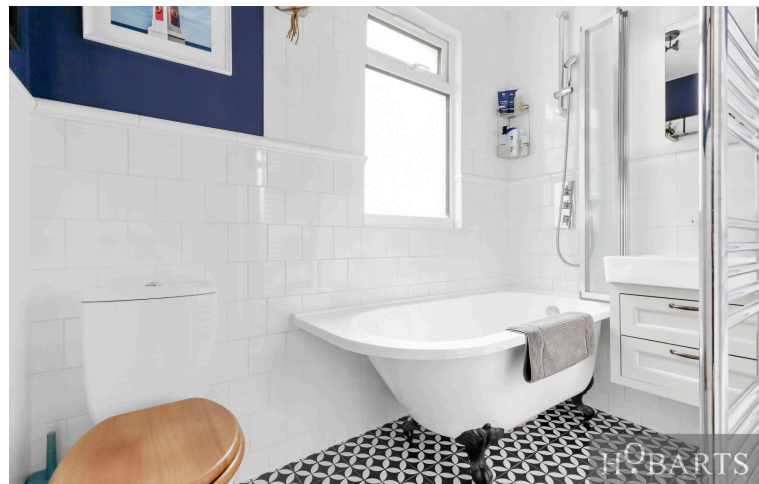
STYLISH AND BEAUTIFULLY PRESENTED SPLIT-LEVEL (FIRST AND UPPER FLOOR) TWO-DOUBLE BEDROOM EDWARDIAN CONVERTED APARTMENT WITH OWN ENTRANCE AND OWN PRIVATE 60' REAR GARDEN WITH SECURE DIRECT ACCESS. The property has benefited from substantial modernisation and improvement throughout including a stunning 22' kitchen/dining room and would ideally suit discerning purchasers looking for a 'ready to move into' home of quality that is easily accessible to all amenities good schools, local shops, main bus routes, and within walking distance to both Bounds Green tube & Bowes Park National Rail stations (20/25 Mins City/West End). ** OFFERED CHAIN FREE WITH SHARE OF FREEHOLD**

Trinity Road, Bowes Park, London, N22 8XX

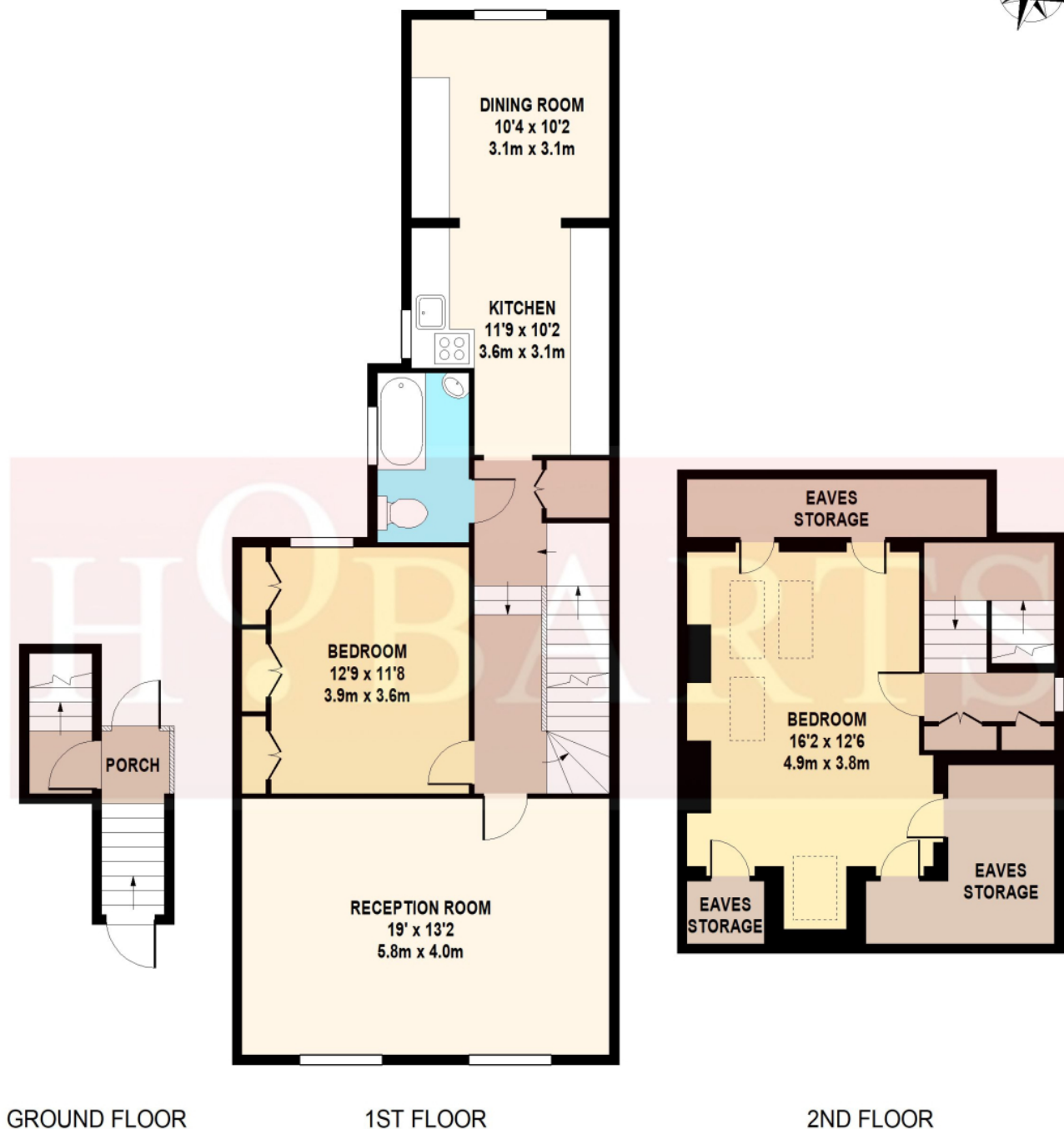
£595,000 | Share of Freehold

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

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



- Split-Level Converted Apartment
- Beautiful 22' Fitted Kitchen/Diner
- Own Cottage Style Rear Garden
- Secure Double-Glazing & Wood Flooring
- Bowes Park National Rail & Bounds Green 20/25 Mins City/West End Tube
- Own 60' Rear Garden
- Two-Double Bedrooms
- Beautiful Bath/Shower Room
- Close Good Schools / Amenities

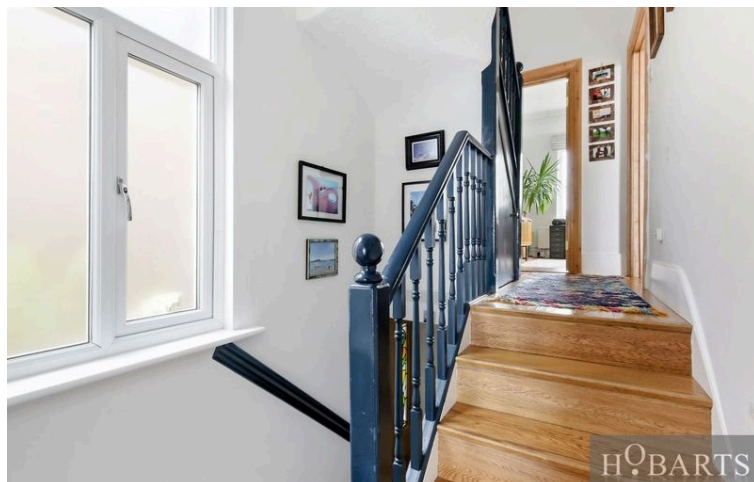


TRINITY ROAD
TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98 SQ.M.)

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	
	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	
Current	Potential
58	77
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address: Trinity Road, Bowes Park, London, 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

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

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.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.