



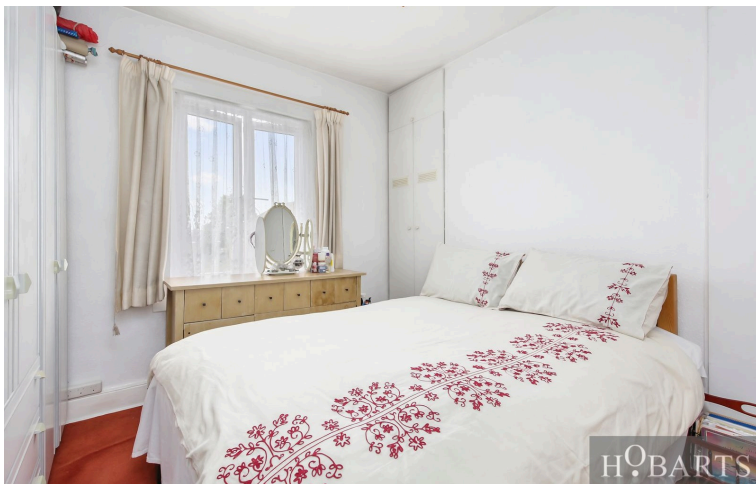
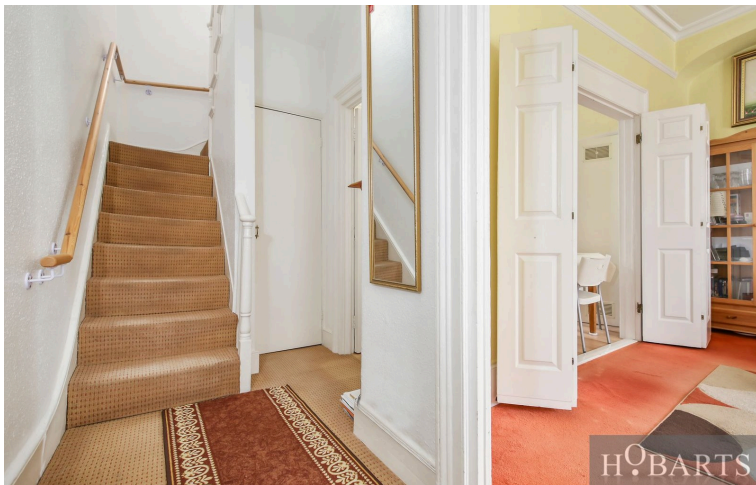
This charming split-level maisonette in a quiet Bowes Park neighbourhood has a private entrance that opens to the main level, boasting an internal hallway, an understairs storage cupboard, and a bright and spacious living room, presented in an 'walk-through' style alongside the well equipped kitchen. Stairs from the entrance hall lead up to the first floor, where there is a bath/shower room and two large double bedrooms. The property comes with full ownership of the open front garden that leads on to the inviting tree-lined road. The property is ideally located near Bounds Green tube and Bowes Park rail station, as well as the plentiful amenities of Bounds Green Road.

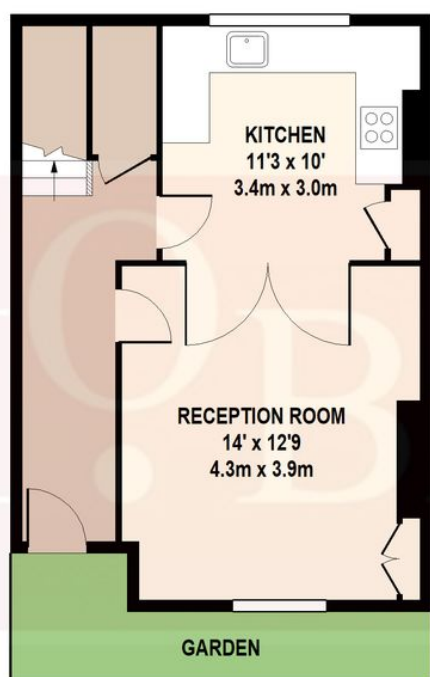
Truro Road, London, N22 8EL

Offers invited £475,000 | Leasehold

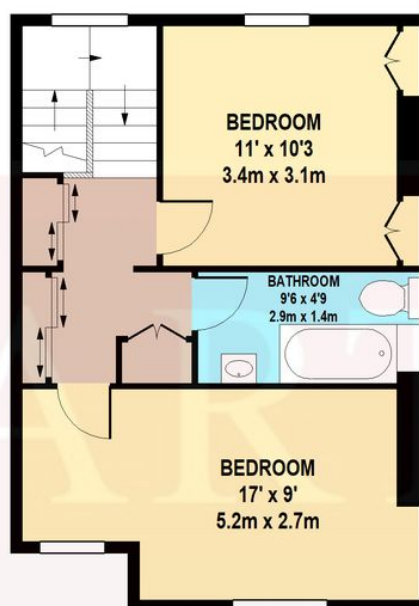
HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

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0208 348 3333





RAISED GROUND FLOOR



1ST FLOOR

TRURO ROAD
TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75 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	67	76

Address: Truro Road, N22

Tenure:

Leasehold

Ground Rent:

TBC

Service Charges:

TBC

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.