

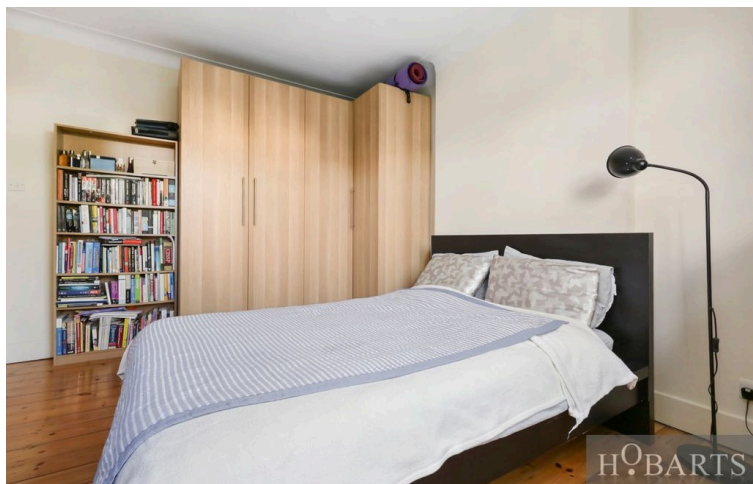
TWO-DOUBLE BEDROOM GROUND FLOOR PURPOSE BUILT FLAT. The secure, double glazed and centrally heated accommodation comprises a shared front door leading to a lobby area, own front door opening to an internal entrance hallway, front lounge/reception room with wood flooring and feature fireplace surround, fitted kitchen with appliances with door leading out to its own section of rear garden, two-double bedrooms and modern bathroom with a separate WC. Ideally located for both Bowes Park National Rail & Wood Green tube stations (20/25 Mins City/West End). In addition, the property is close to all amenities including extensive local shopping, local parks, schools and 24-Hour bus service to Central London.. **** SHARE OF FREEHOLD / CHAIN-FREE ****

Nightingale Hall, Nightingale Road, Bowes Park, N22 8PS

£400,000 | 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-Double Bedrooms
- Gas Central Heating
- Own Section Rear garden
- Modern Bathroom/Seperate WC
- Share of Freehold
- Wood Flooring

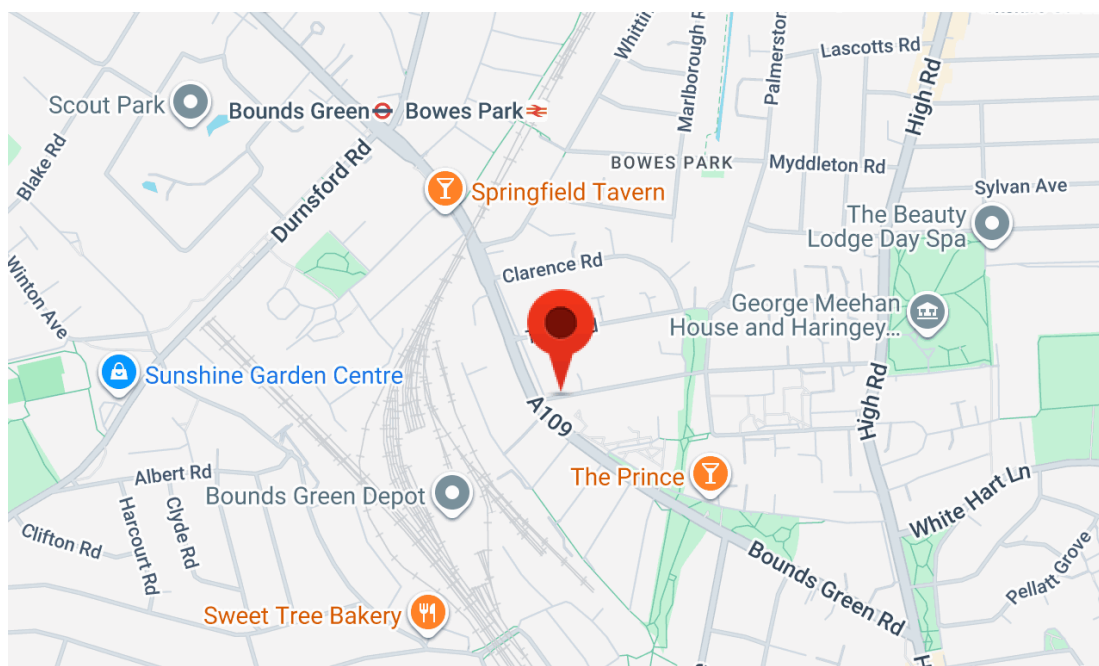
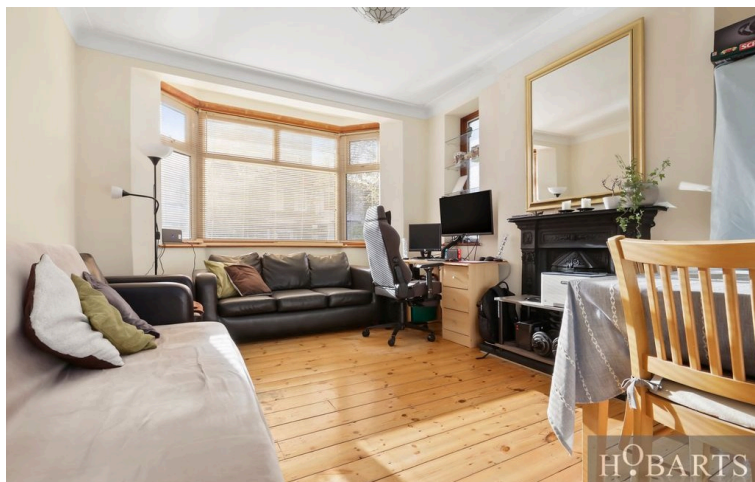
- Secure Double-Glazing
- Ground Floor
- Close to Shops/Parks/Transport
- 20/25 Mins City/West End
- Fitted Kitchen
- Chain-Free



GROUND FLOOR

NIGHTINGALE HALL
TOTAL APPROX. FLOOR AREA 727 SQ.FT. (68 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
		EU Directive 2002/91/EC	

Address: Nightingale Hall, Nightingale Road, N22 8PS

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

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.