



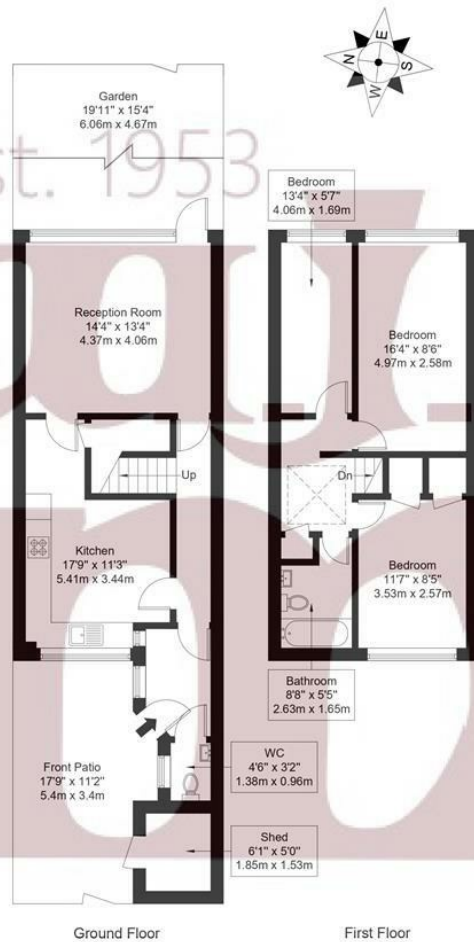
PARTRIDGE WAY, BOWES PARK, N22

£2,250 OFFERS IN EXCESS

- Walking distance to Wood Green & Bounds Green Tube Stations
- Private front and rear garden
- Solar Panels - reducing utility cost
- Large modern kitchen/diner & separate reception room
- Downstairs toilet
- Lots of storage, including front garden shed

w.j. meade

Partridge Way



Approx Gross Internal Area = 89.6 sq m / 964 sq ft
Shed = 2.9 sq m / 31 sq ft
Total = 92.5 sq m / 995 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan



W J Meade are pleased to present this well-presented three bedroom house located in Bowes Park, on the borders of Wood Green and Bounds Green. On the ground floor, the property comprises a large reception room, modern kitchen/diner, downstairs WC and garden (currently undergoing works). Up to the first floor, there are two double bedrooms, a further single bedroom and family bathroom. The property benefits from solar panels, meaning utility costs will be greatly reduced. Multiple tube and national rail stations nearby. Furniture package negotiable depending on offer. Offers over £2250pcm. Deposit is 5 week's rent.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £n/a
Ground rent £n/a
Reserve fund £n/a
n/a years lease
Council tax band
Current EPC Rating 79

