



## Shrewsbury Road, N11 2LN

**£849,995 FREEHOLD**

This exquisite four-bedroom Edwardian family house is a rarely available and nestled in one of Bounds Green's most coveted streets. Its prime location within the catchment area of the esteemed Bowes School, rated outstanding by Ofsted, adds unparalleled value to this property. Upon entering, you'll be greeted by a charming blend of classic Edwardian architecture and modern amenities. The loft conversion adds a luxurious touch, creating a spacious 19' bedroom complete with an en-suite bathroom. The first floor hosts three additional bedrooms and a family bathroom, providing ample space for a growing family. The ground floor boasts two inviting reception rooms, a fully fitted kitchen area. Outside, a mature 60-foot garden offers a serene retreat. The proximity to Bowes School, as well as Bounds Green Tube and Bowes Park railway stations, ensures convenience and accessibility for commuting or school runs. Don't miss out on one of Bounds Green's most sought-after locations.

T: 0208 365 8900 E: [boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com) W: [www.wilkinsonbyrne.com](http://www.wilkinsonbyrne.com)



The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Shrewsbury Road, Bounds Green, London, N11

Approximate Area = 1329 sq ft / 123.4 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

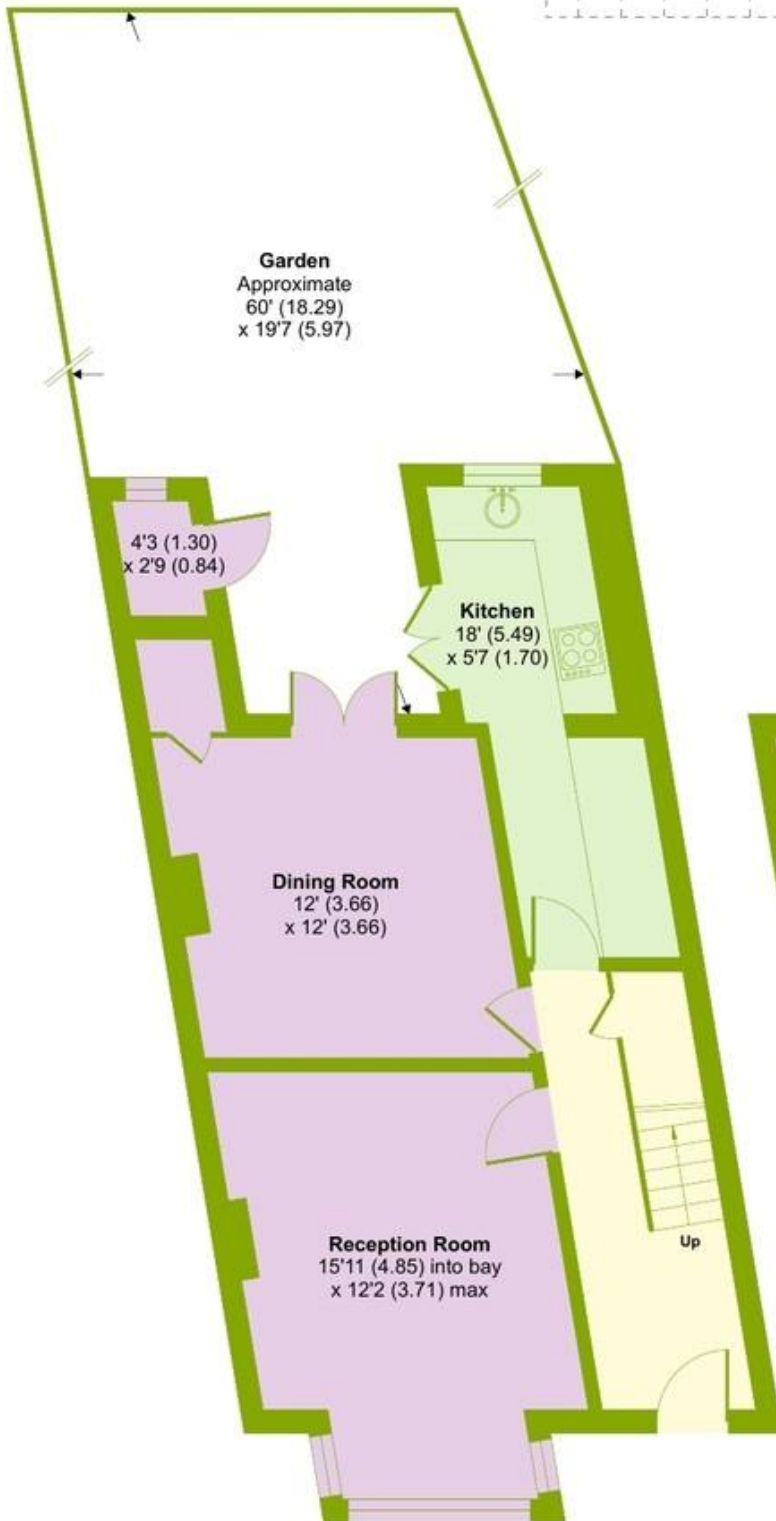
Outbuilding = 12 sq ft / 1.1 sq m

Total = 1383 sq ft / 128.4 sq m

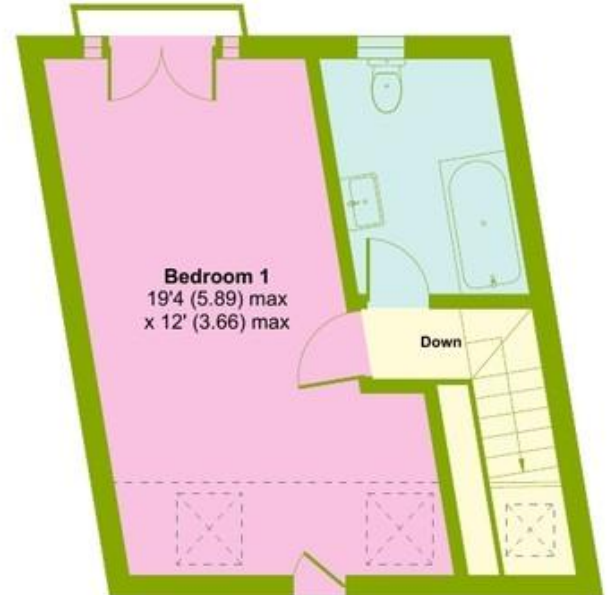
For identification only - Not to scale



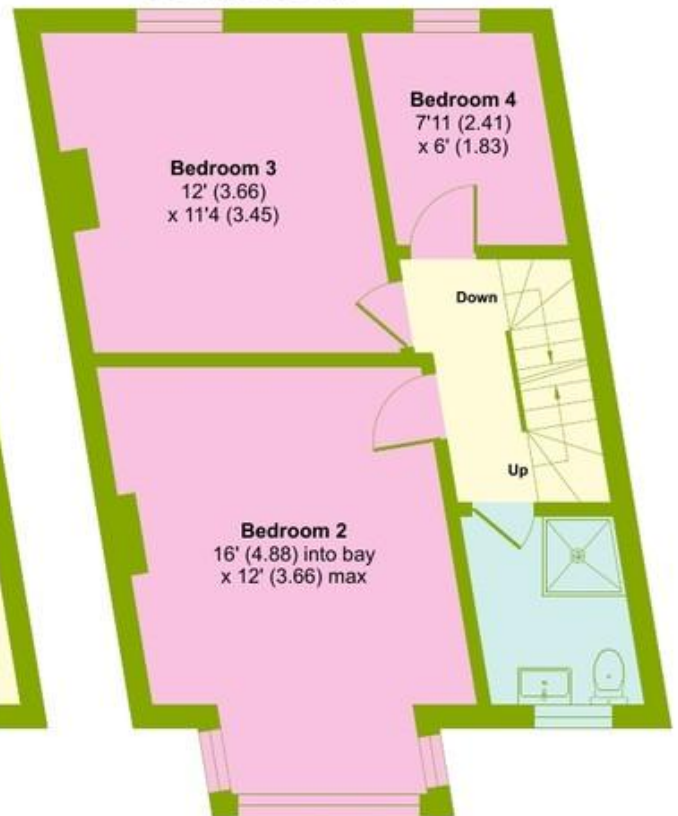
Denotes restricted head height



**GROUND FLOOR**



**SECOND FLOOR**

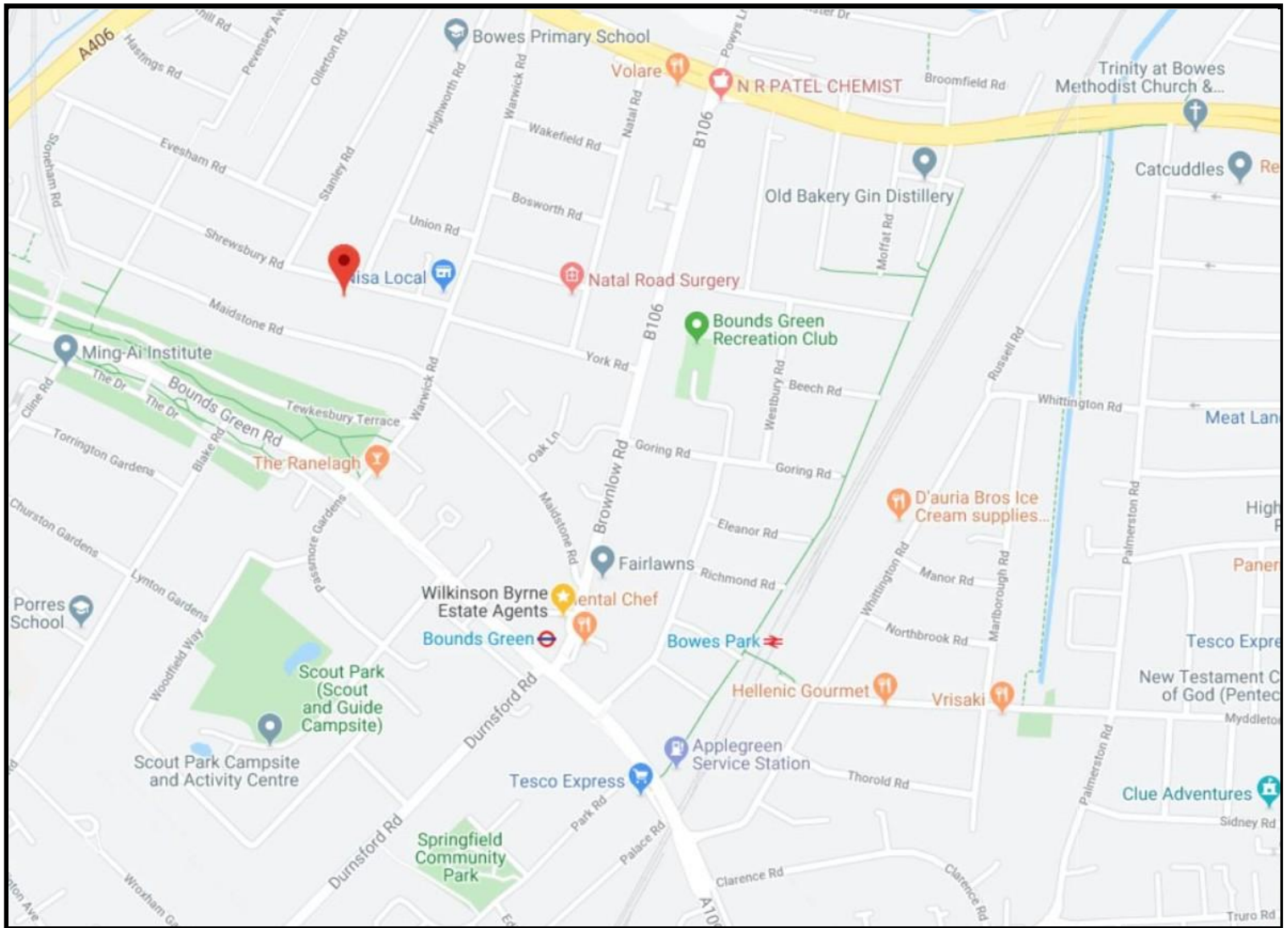


**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1094496





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Bows Green Office  
 3 Latham Court  
 Brownlow Road  
 London N11 2ES  
 0208 - 365 - 8900

[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

Turnpike Lane Office  
 8 Turnpike Parade  
 Green Lanes  
 London N15 3EA  
 0208 - 888 - 0022

[turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com)