



Palmerston Road, N22 8QX

£850,000 FREEHOLD

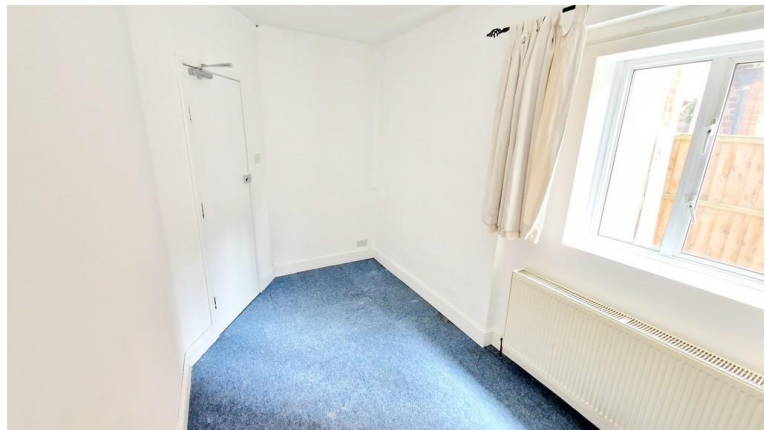
This 4-bedroom 3 Reception Edwardian house, was operating as a highly profitable 7 bed HMO (House in Multiple Occupation) situated in the desirable Bowes Park area of North London. This impressive property brings in a substantial monthly income in excess of £5,000, making it a perfect investment opportunity for discerning buyers seeking steady rental returns plus strong potential for long-term capital growth. Further benefitting from off street parking and an 87' Garden, this house has the potential to be changed back to its original glory of one residence and to be extended to realise its full potential. Don't miss this unique opportunity to own a home in one of North London's most desirable areas. Whether you're looking for a spacious family residence or a property with potential for growth, this house in Bowes Park is an ideal choice.

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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 no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of 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.





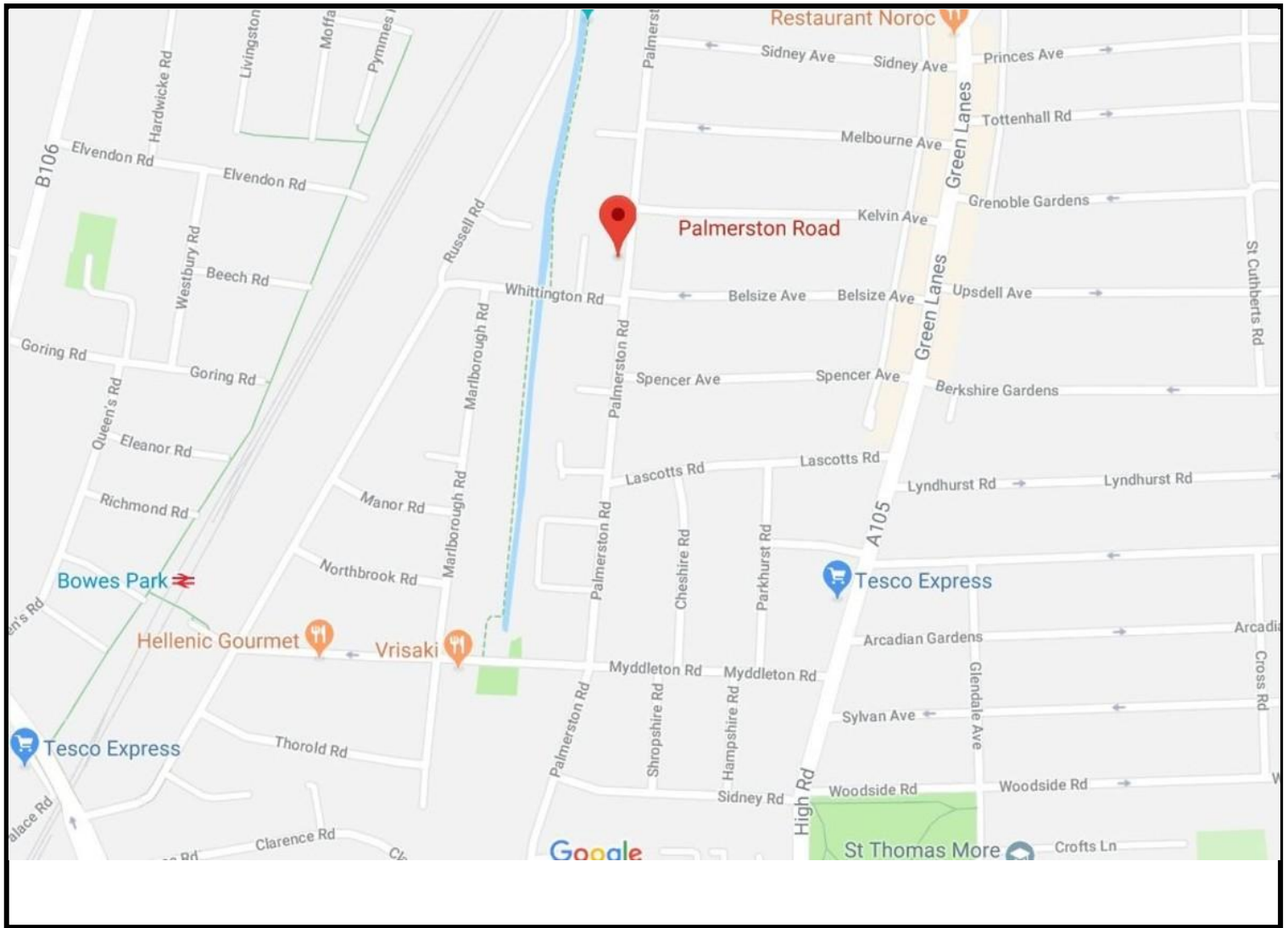
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Palmerston Road, London, N22

Approximate Area = 1697 sq ft / 157.6 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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