

## Maidstone Road, N11 2TR

**£345,000 LEASEHOLD**

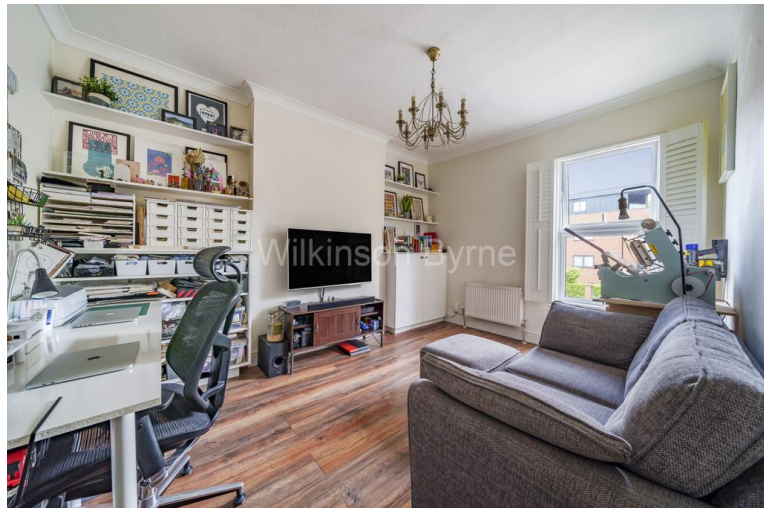
A fantastic opportunity to acquire this first-floor Edwardian conversion flat combines historical charm with modern living, featuring big windows, high ceilings, contemporary decor, and a modern kitchen and bathroom. Ready to move in to, this chain-free sale ensures a hassle-free purchase and no service charge. The living room is currently a working studio but offers a spacious room once the setup is removed. The property also has the benefit of its own off street parking space and its own section of garden. Its prime location is just a 1-minute walk from Bounds Green underground station and a 5-minute walk to Bowes Park overground station, providing excellent transport links. Situated within the North Circular, it offers great driving access in and out of London. Viewing is highly recommended to appreciate its full potential.

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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.



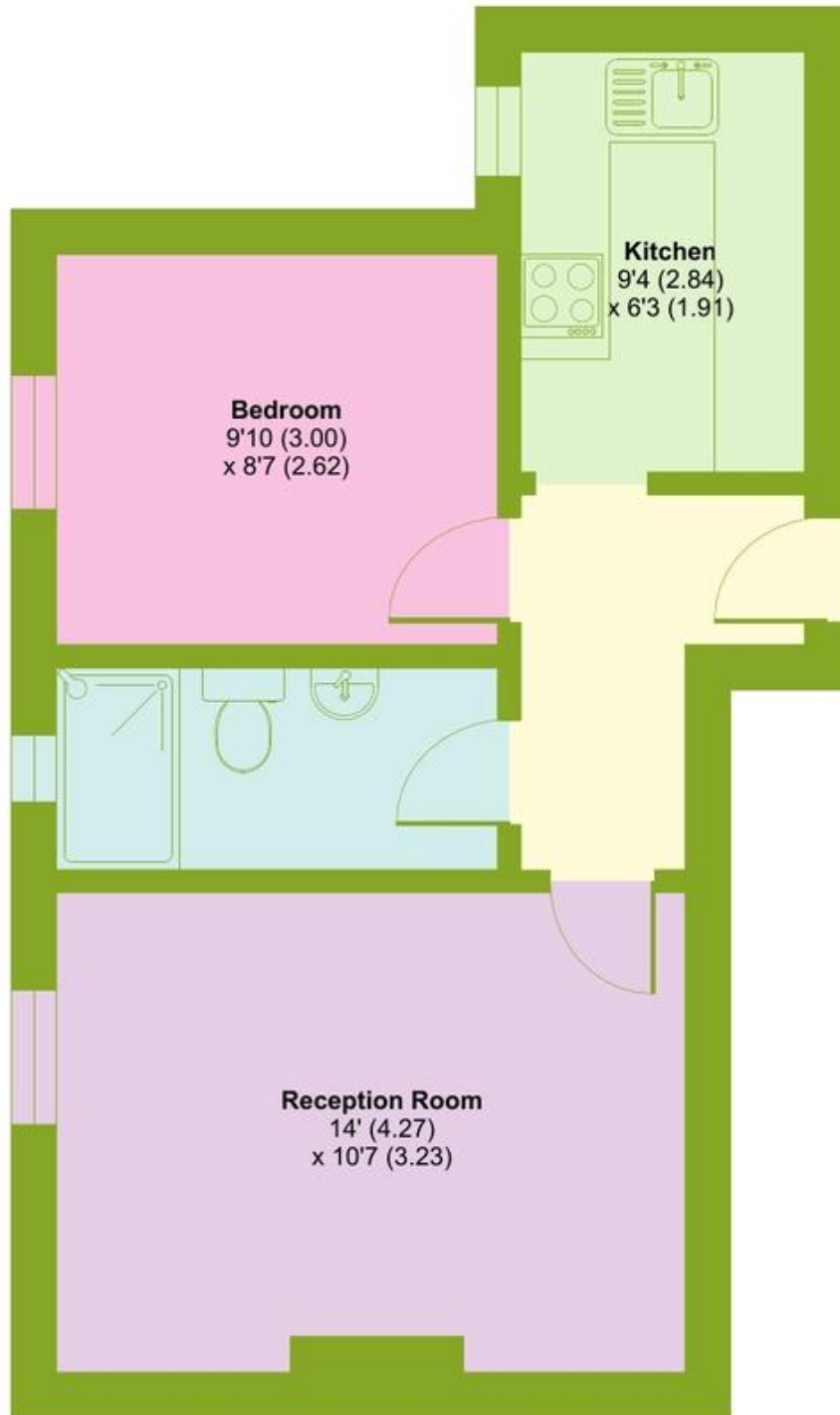


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

# Maidstone Road, Bounds Green, London, N11

Approximate Area = 399 sq ft / 37.1 sq m

For identification only - Not to scale

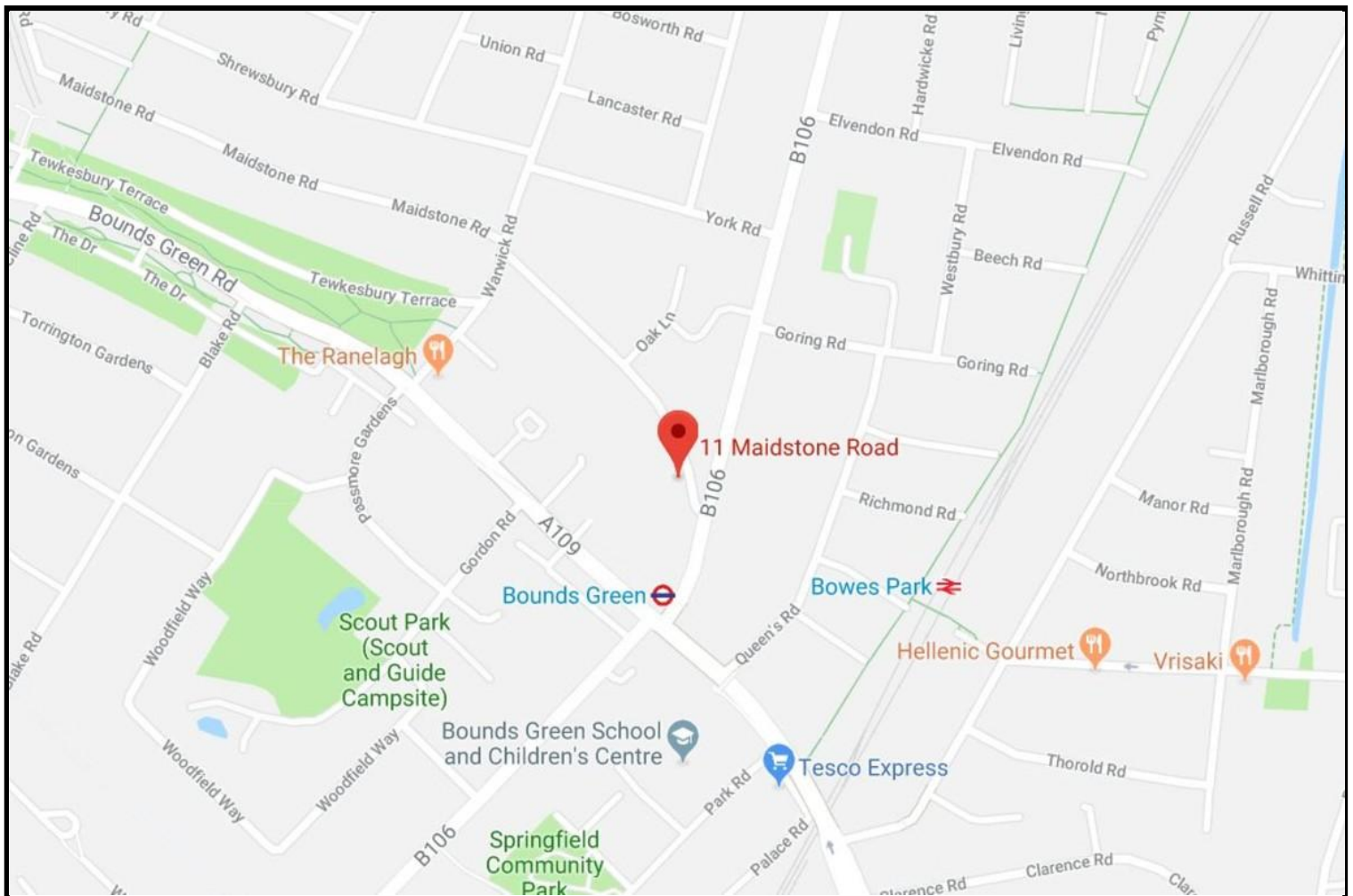


**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Wilkinson Byrne. REF: 1133535





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	64 D	67 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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