



Whittington Road, N22 8YR

£305,000 Leasehold

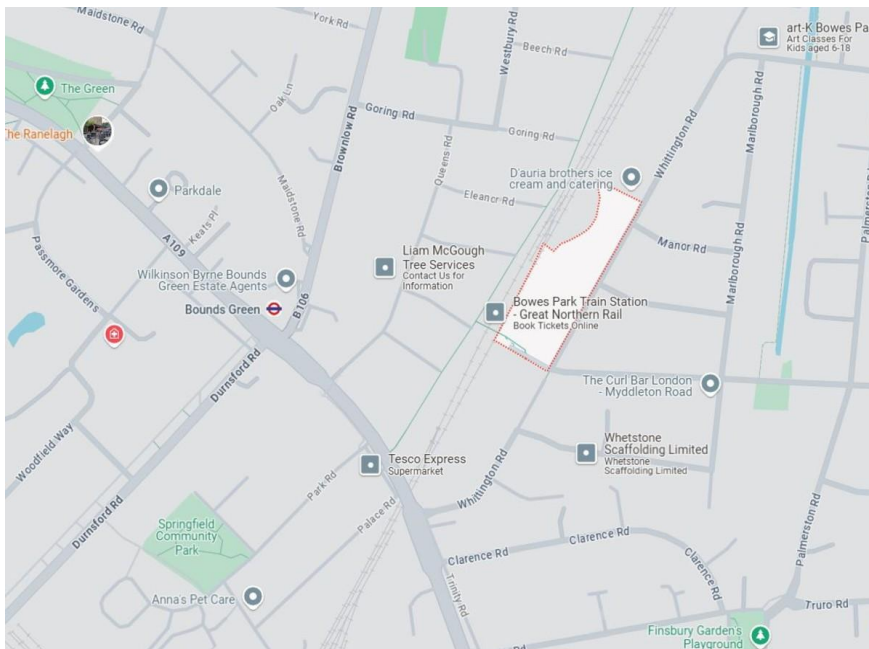
A charming and compact one-bedroom top floor flat set within a period conversion, ideally located just a short walk from both Bowes Park and Bounds Green stations. Perfect for a first-time buyer or investor, this well-positioned home offers a bright living space, a separate bedroom, and benefits from gas central heating throughout. Situated in a desirable residential area with excellent transport links and local amenities nearby, this is a fantastic opportunity to step onto the property ladder in a convenient and well-connected North London location.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

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.





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