

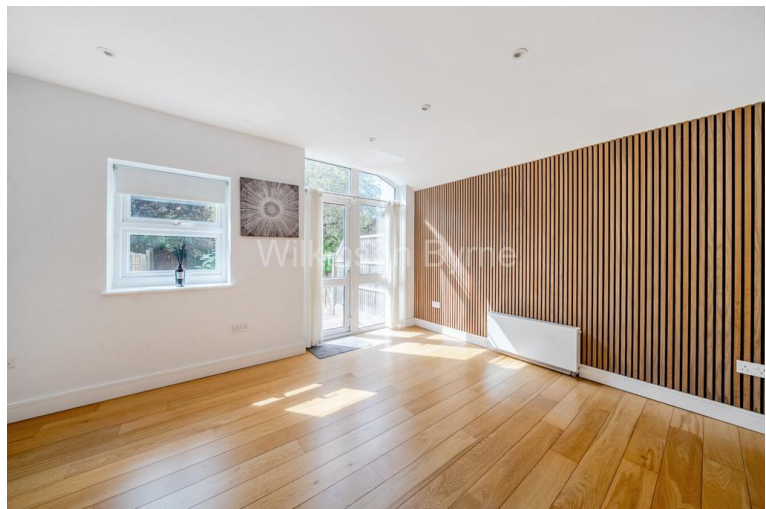


Bounds Green Road, N22 8HB

£425,000 SOF

A beautifully refurbished one-bedroom apartment, situated within a charming Edwardian conversion, offering delightful views across Trinity Gardens. The accommodation comprises a well proportioned double bedroom with fitted wardrobes, a contemporary bathroom, and a stylish modern kitchen seamlessly integrated with a spacious reception room. A basement area provides additional storage potential. Externally, the property benefits from a south-facing private rear garden and off-street parking to the front include a share of the freehold with a 999-year lease. This outstanding property enjoys a good location, ideally positioned for Alexandra Palace rail station and Wood Green/Bounds Green Underground stations, providing excellent access to the City and West End in approximately 20–25 minutes. Wood Green's extensive shopping facilities, and a selection of highly regarded schools including Trinity Primary School and Heartlands Secondary School are all within easy reach.

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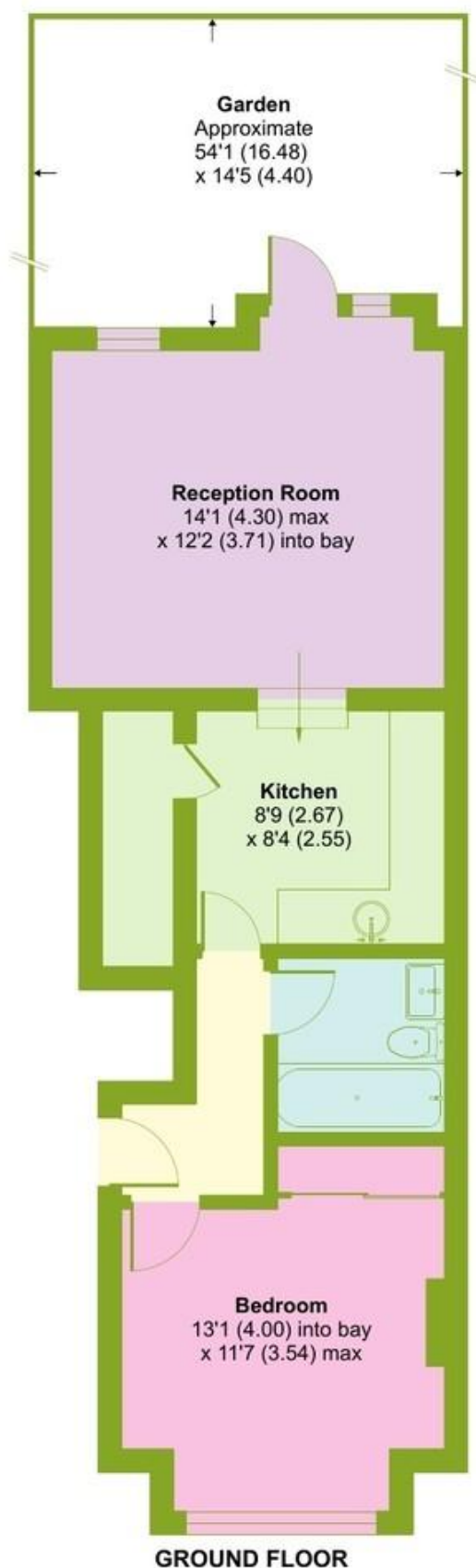


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Bounds Green Road, London, N22

Approximate Area = 506 sq ft / 47 sq m

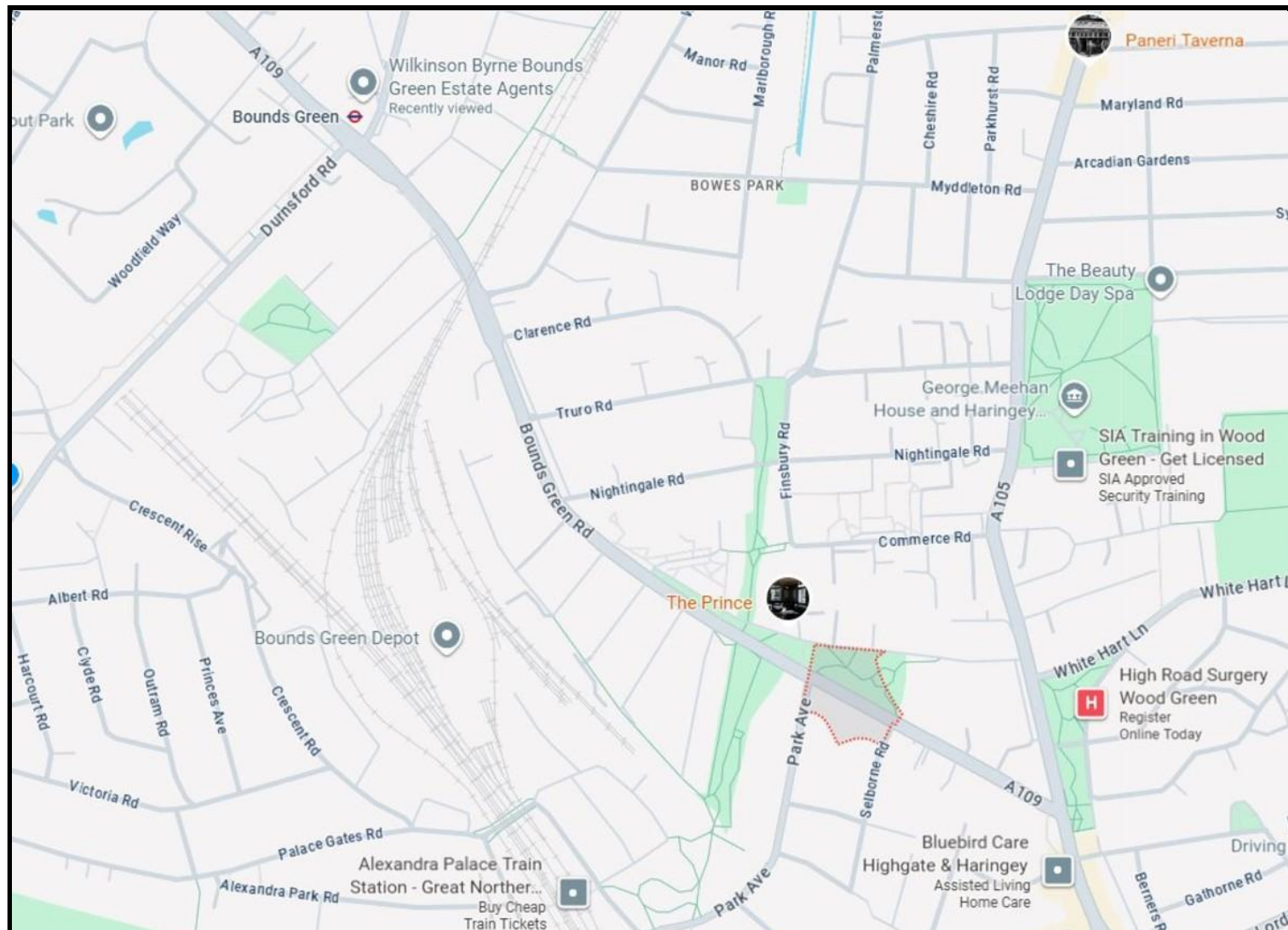
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1350987

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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