



Bounds Green Road, N22 8HB

£450,000 SHARE OF FREEHOLD

We are delighted to present this beautifully refurbished two-bedroom apartment, occupying the second floor of an elegant Edwardian conversion and enjoying charming views across Trinity Gardens. Ideally located, the property has excellent transport connections with Alexandra Palace rail station, Wood Green and Bounds Green Underground stations. Local amenities, including Wood Green's main shopping city, are within easy reach. The accommodation comprises two well-proportioned double bedrooms with fitted wardrobes, the main bedroom benefiting from a stylish en-suite shower room, together with a further luxury bathroom. A modern fitted kitchen opens seamlessly to a bright and spacious reception room, creating an ideal setting for contemporary living. Externally, the apartment benefits from off-street parking to the front. Further advantages include a share of the freehold with a 999-year lease. Council Tax Band - B

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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 = 668 sq ft / 62 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 695 sq ft / 64.5 sq m

For identification only - Not to scale



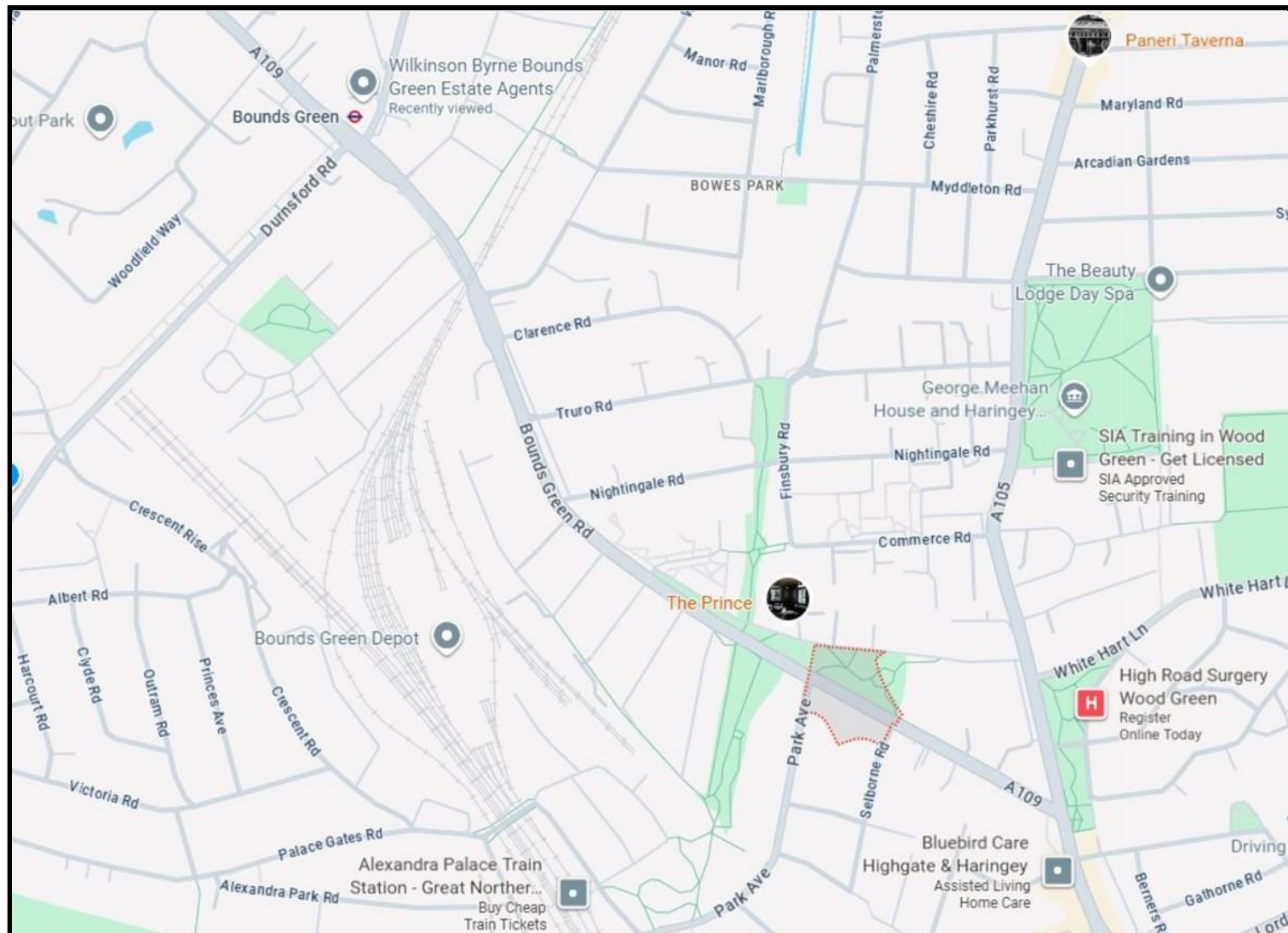
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1350983

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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