



HOBARTS



LOCATED ON PALACE ROAD, BOUNDS GREEN N11, this detached property features two double bedrooms, double walk in shower suite, and a reception room, providing a comfortable living space and a enviable private patio. The property includes a fully eqipped fitted kitchen diner. this stunning home's location in London ensures access to public transport and local amenities. The area is well-served by shops, restaurants, and recreational facilities, making it a convenient choice for renters. The property is situated in a vibrant part of London. Moments form Bounds Green & Bowes Park Stations, Public transport links are robust offering easy access into The City, West End & London capital wide. The property has an Energy Performance Certificate (EPC) rating that ensures compliance with energy efficiency standards, contributing to lower energy costs and environmental impact.

Palace Road, Bounds Green, London, N11 2PU

£2,050 pcm

HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

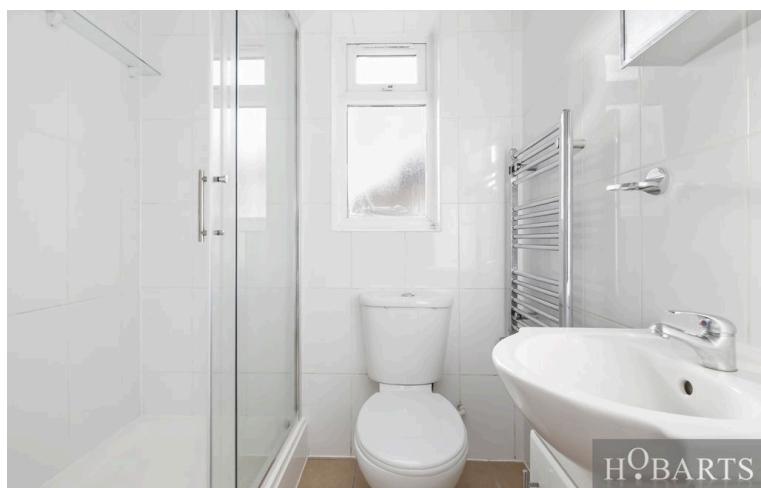
rent@hobartsproperty.co.uk  
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0208 348 3333



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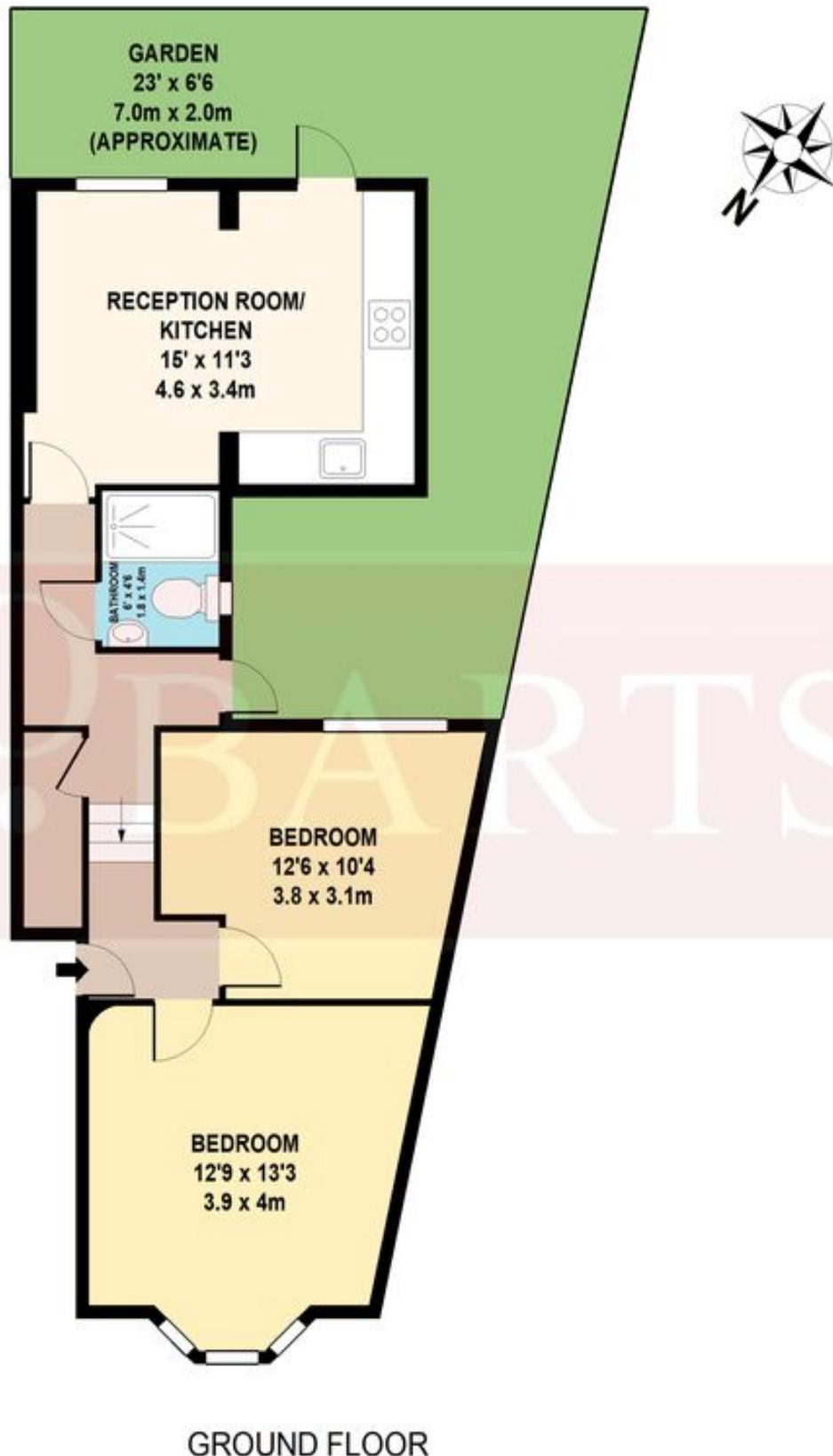
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- Two- Double Bedrooms
- Private Patio/Terrace
- Newly Refurbished
- Moments From Bounds Green Tube
- 20/25 Mins City/West End

- Palace Road N11
- Fitted Kitchen Diner
- Walk In Double Shower Suite
- Adjacent to Springfield Park



PALACE ROAD  
TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

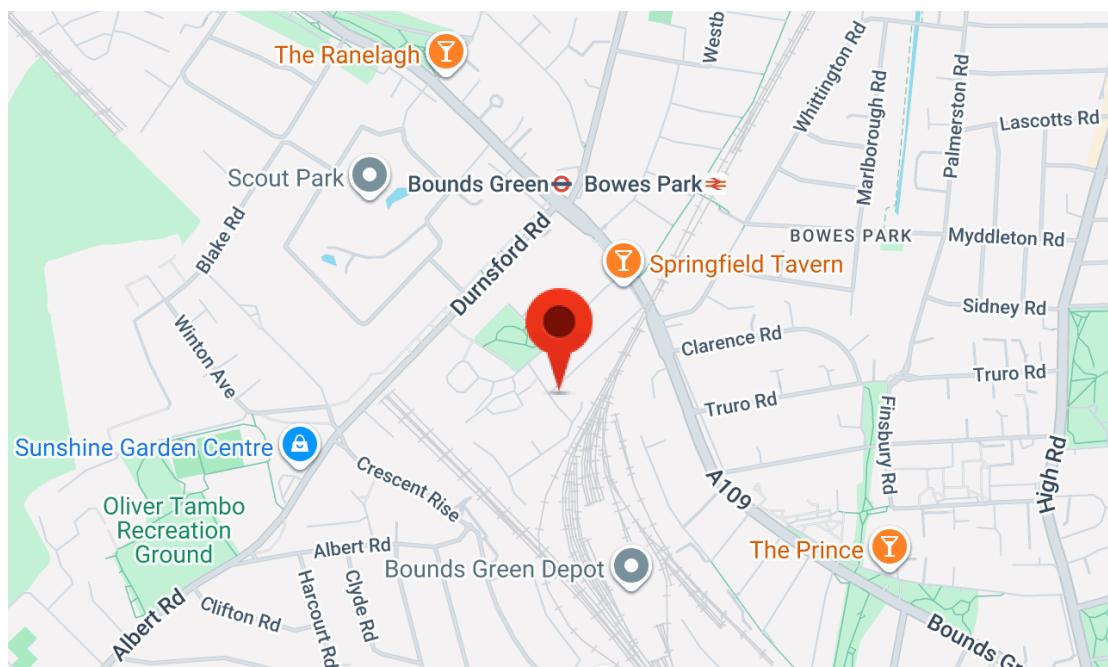
The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: London, N11

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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