



**TASTEFULLY PRESENTED TWO-DOUBLE BEDROOM GROUND FLOOR CONVERTED APARTMENT WITH OWN REAR GARDEN.** The bright and spacious accommodation has been well-maintained throughout and comprises a shared front door to a lobby area, an own front door to an inner entrance hallway, a large front bedroom with an attractive bay window, and an adjacent second double bedroom. The hallway continues to a central lounge/reception room, with a door opening to a large, fitted kitchen/diner with garden access. The combined bath/shower room/WC bathroom is located to the rear. The property has sole use of a lawned rear garden. Ideally located for Boves Park National Rail Station & Bounds Green Tube Station (20/25 Mins City/West End). All other amenities, including shops, park, and main bus routes, are literally minutes away. **\*\* OFFERED CHAIN -FREE & WITH SHARE OF FREEHOLD \*\***

Myddleton Road, Bowes Park, London, N22 8NR

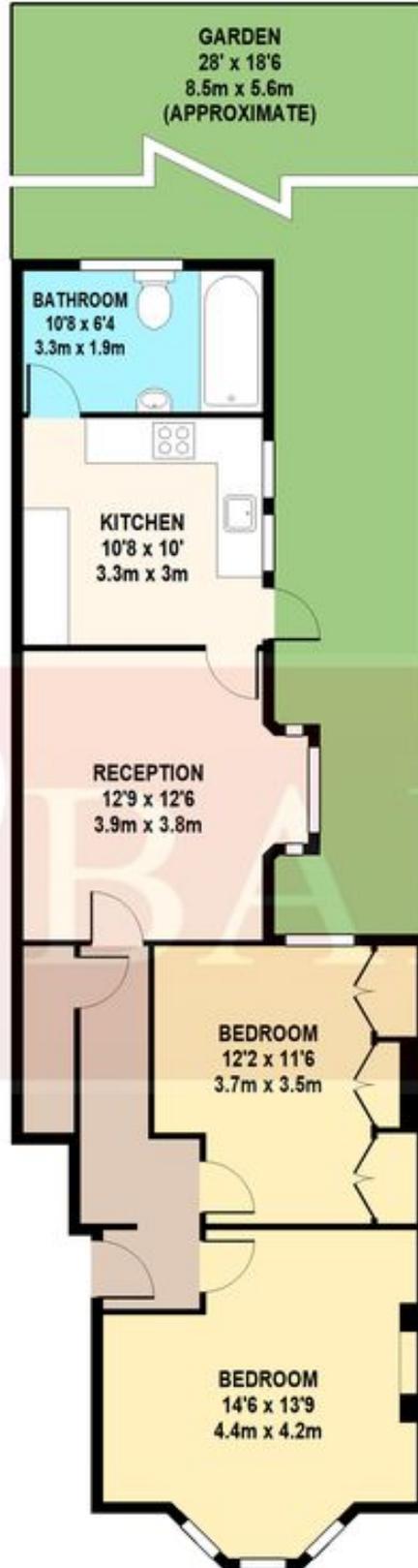
£465,000 | Share of Freehold

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

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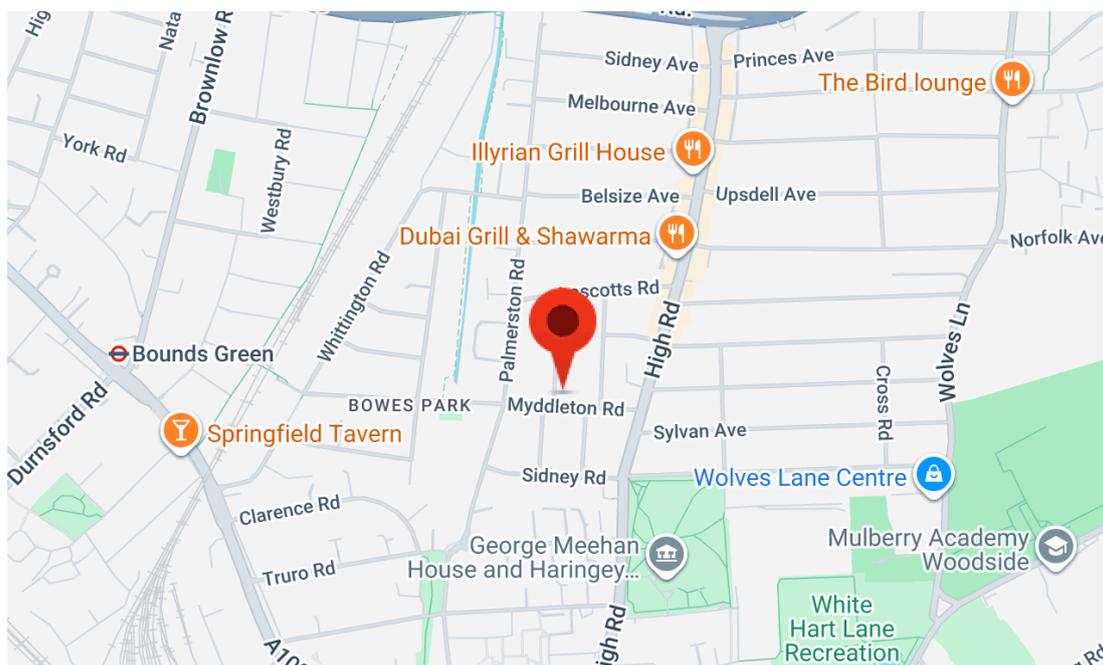
- Two-Double Bedrooms
- Close to All Amenties
- Combined Bath/Shower Room/WC
- Fitted kitchen/Diner
- SHARE OF FREEHOLD
- Own Rear Garden
- Central Lounge/Reception Room
- 20/25 Mins City/West End
- Some Period Features



GROUND FLOOR

MYDDLETON ROAD  
TOTAL APPROX. FLOOR AREA 706 SQ.FT. (66 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Myddleton Road, N22

**Tenure:**  
Share of Freehold

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**  
8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.