



**** CHAIN FREE BUYERS**** A BRIGHT AND SPACIOUS THREE BEDROOM CONVERTED APARTMENT OCCUPYING THE FIRST AND SECOND FLOORS, BENEFITING FROM ITS OWN PRIVATE GARDEN AND WITHIN REACH OF OUTSTANDING-RATED BOUNDS GREEN INFANT SCHOOL* First floor accommodation surrounds a large and open landing and comprises: Bright front reception room with bay window and feature fireplace, front bedroom/office space, second double bedroom with rear aspect, bathroom and kitchen/diner with ample space for a dining table to seat four. The second-floor loft room has its own separate en-suite shower room. The secluded garden to the rear provides a tranquil space. The property is located on a leafy residential street, a stone's throw from the popular Myddleton Road with its independent shops, cafés, and specialist retailers. Conveniently located a few minutes' walk from Bowes Park National Rail and near Bounds Green tube Stations (20/25 Mins City/West End).

Northbrook Road, Bowes Park, London, N22

Offers over £520,000 | Leasehold

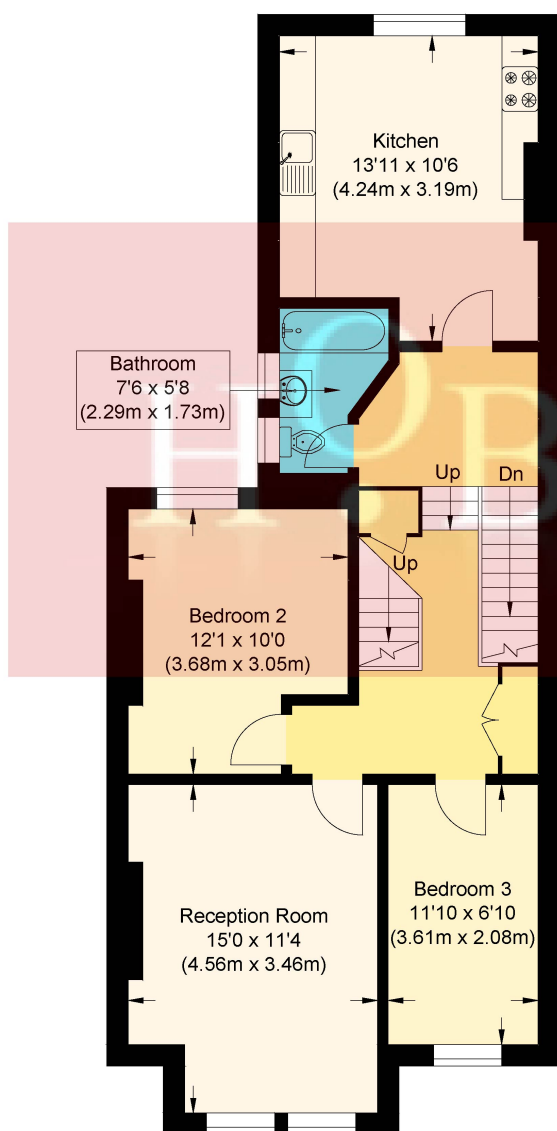
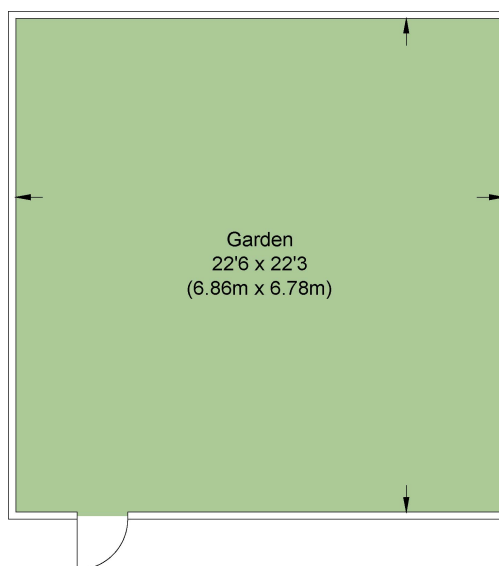
HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333

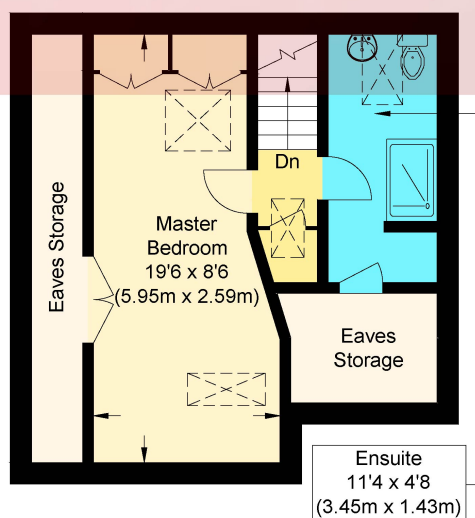
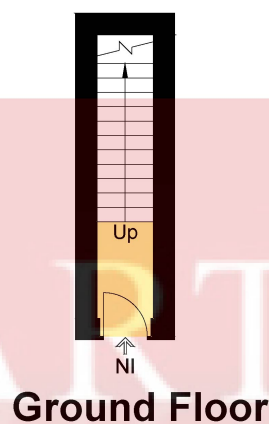


- Three Bedrooms
- Frontal Lounge/Reception Room
- Split-Level (First & Second Floor)
- Close to Local Shops/Amenities
- 20/25 Mins City/West End

- Kitchen/Breakfast Room
- Two Bath/Shower Room/WC's
- Close to Outstanding Infant School
- Close to National Rail / Bounds Green



First Floor



Second Floor

Northbrook

Approximate Gross Internal Area : 94.40 sq m / 1016.11 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(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: Northbrook Road, Bowes Park, London, N22

Tenure:
Leasehold

Ground Rent:
100 pa

Service Charges:
TBC

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



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