



**Beaumaris, Brownlow Rd, Bounds Green, N11**

**Chain Free £300,000**



# Beaumaris, Brownlow Rd, Bounds Green, N11



## Description

**\*\*FIXED PRICE\*\*OPPOSITE UNDERGROUND\*\*** Homelink are delighted to offer for sale this ground floor one double bedroom flat set in a modern purpose built block situated in the heart of Bounds Green close to Bounds Green Underground and Bowes Park Mainline St.

The property comprises of a large bedroom, spacious separate lounge, fitted kitchen and a fully tiled three piece bathroom. There is also good storage facilities, parquet wood flooring, double glazing and gas central heating.

Positioned almost opposite of Bounds Green Underground station on the Piccadilly line (zone 3) and also within reach of Bowes Park mainline station giving excellent access to central London and The City and Moorgate. Furthermore there are good bus links and great road links. This is an ideal opportunity for either first time buyers or investors to get a property within zone 3.

To arrange a viewing, call and speak to one of our friendly sales team. Viewings highly recommended.

Tenure: Share of Freehold

Lease: 164 years

S. Charge: £1,735 p.a. (incl. of Bldg Ins.)

G. Rent: £50 p.a.

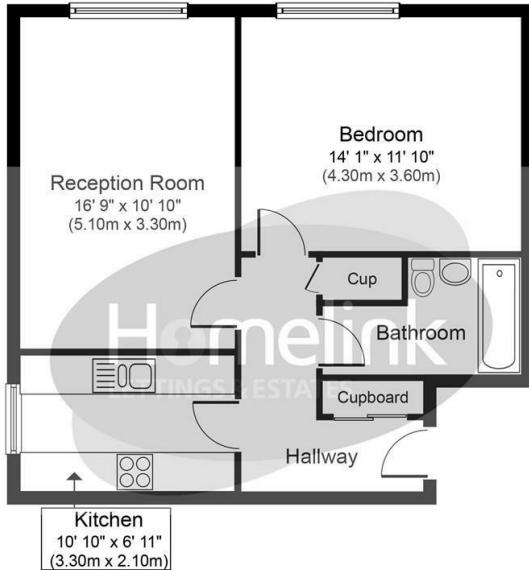
Haringey C/Tax Band - C

- SHARE OF FREEHOLD
- SET ON GROUND FLOOR
- ONE DOUBLE BEDROOM FLAT
- MODERN FITTED KITCHEN
- WOODEN PARQUET FLOORING
- GAS C/H + DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- UNALLOCATED PARKING
- CHAIN FREE





## Floor Plan



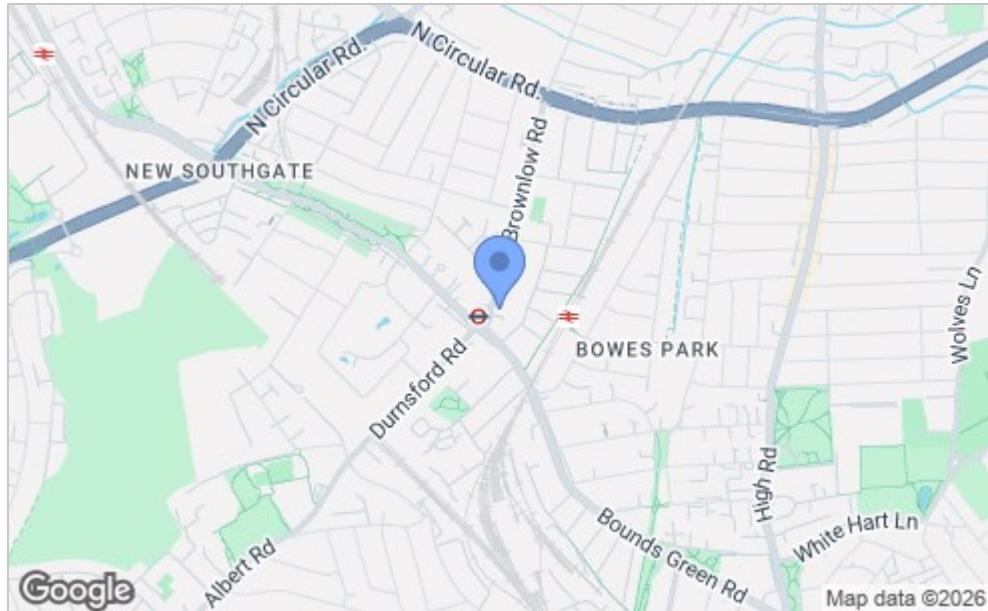
**Approximate Floor Area**  
569 sq. ft.  
(52.9 sq. m.)

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

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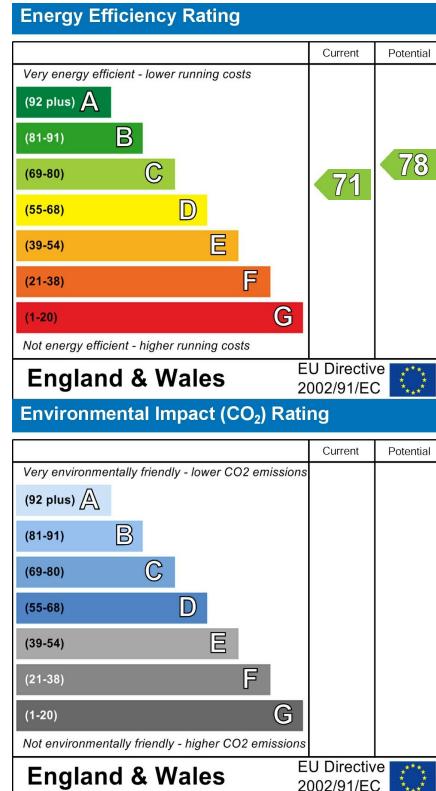
## Area Map



## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.