



STYLISH AND EXTREMELY SPACIOUS ONE-BEDROOM TOP (SECOND) FLOOR CONVERTED APARTMENT LOCATED IN A SOUGHT-AFTER TREE-LINED RESIDENTIAL LOCATION. The tastefully presented accommodation comprises secure entry-phone access via a shared entrance, stairs leading up to the top (second) floor level, own front door opening to an internal hallway, a large open-plan fitted kitchen/living area, 16' double bedroom with built-in wardrobes, a separate bath/shower room/WC, ample storage space throughout. There is side pedestrian access to a rear communal garden. Ideally located for all amenities including Bowes Park rail & Bounds Green/Wood Green Tube Stations (20/25 Mins City/West End). In addition, there is a 24-hour bus service to Central London. \*\* 999-year Lease \*\*

Nightingale Road, Bowes Park, London, N22 8PP

Offers in the region of £310,000 | Share of Freehold

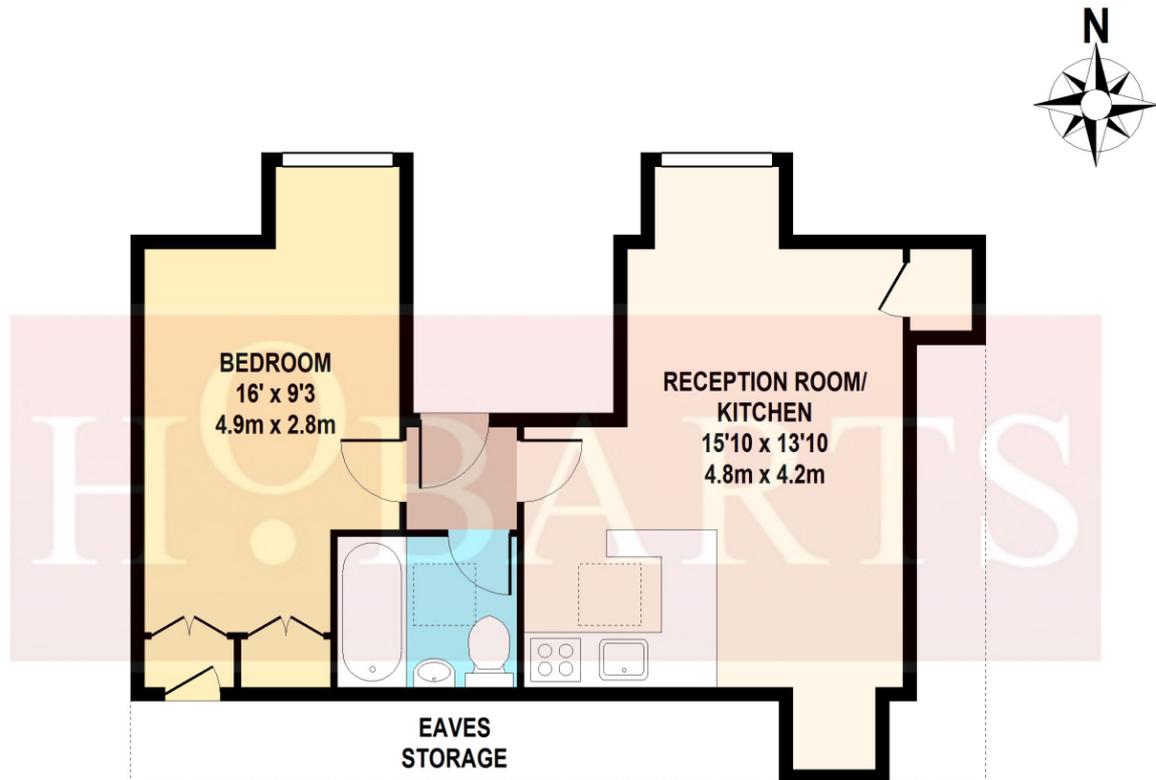
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

sales@hobartsproperty.co.uk  
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0208 348 3333



- Top Floor Converted Apartment
- Combined Bath/Shower Room/WC
- Entry-Phone Access
- Fitted Kitchen/Open Plan Living Area
- 20/25 Mins City/West End

- Ample Storage Space
- One-Double Bedroom
- Use of Communal Gardening
- Close to Tube/Rail/All Amenities



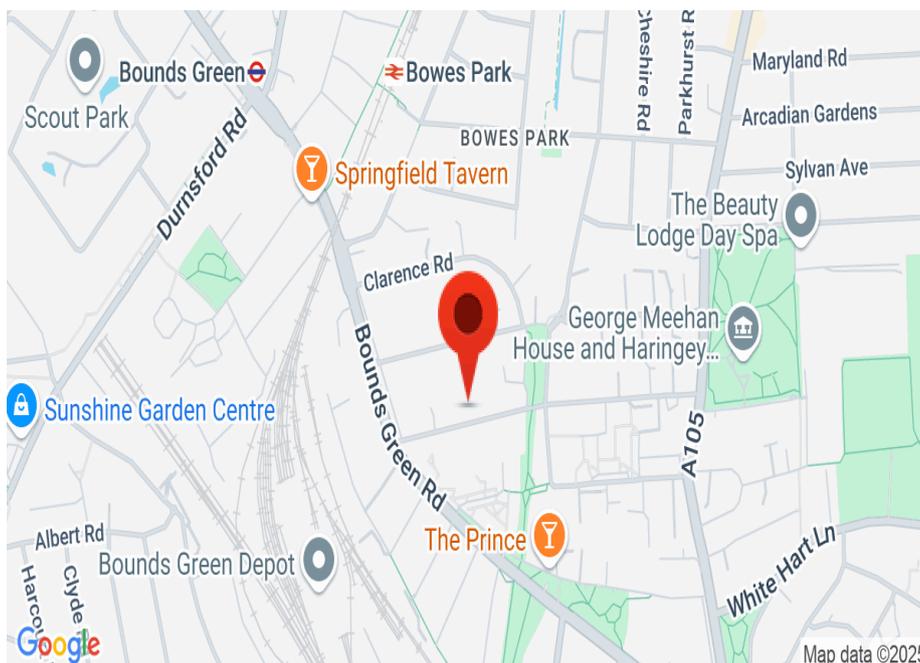
## SECOND FLOOR

NIGHTINGALE ROAD  
TOTAL APPROX. FLOOR AREA 430 SQ.FT. (40 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Nightingale 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.