



Hardwicke Road, N13 4SG

£249,000 soF

Wilkinson Byrne are pleased to offer for sale this well-proportioned top floor studio apartment situated on Hardwicke Road, N13. The property offers a spacious main living and sleeping area together with a separate kitchen, creating a practical and versatile layout which also comes with a share of the freehold. The top-floor position provides a good degree of privacy, while the generous accommodation makes this an ideal first-time purchase or investment opportunity. Conveniently located for local shops, cafes and amenities, the property is also within easy reach of both Bounds Green Underground Station and Bowes Park Railway Station, providing excellent transport links into Central London and beyond. Viewing is highly recommended.

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These particulars, whilst believed to be accurate 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 fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hardwicke Road, Palmers Green, London, N13

Approximate Area = 342 sq ft / 31.7 sq m

For identification only - Not to scale

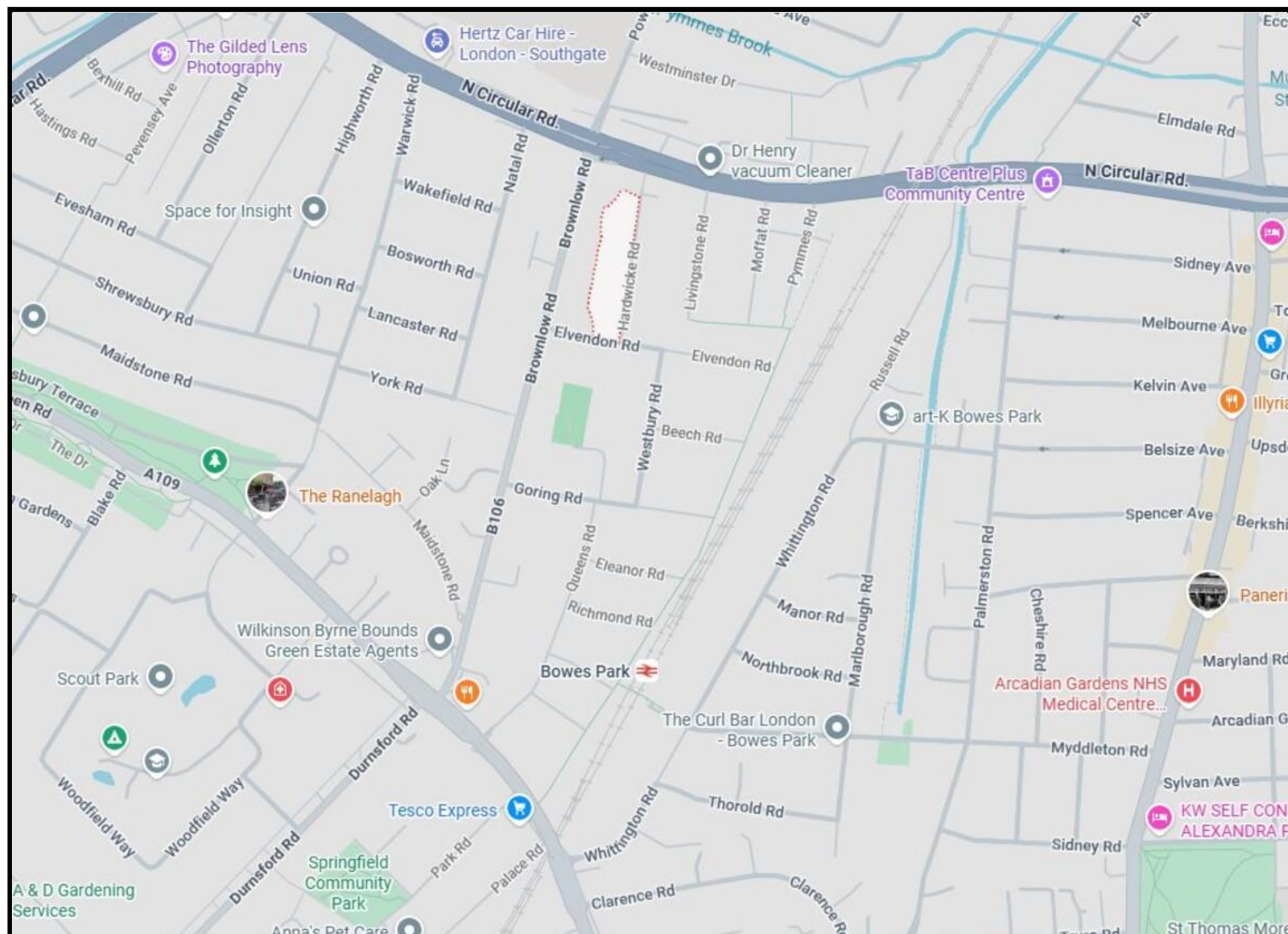


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1528019. ©nichecom 2025.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	62 D
39-54	E		
21-38	F		
1-20	G		

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