



## Brownlow Road, N11 2BP

£1,500 pcm

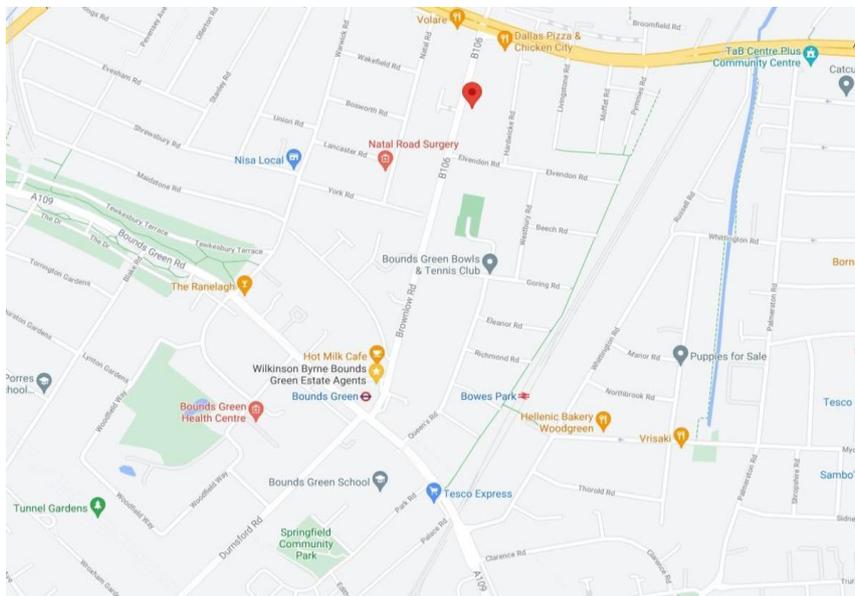
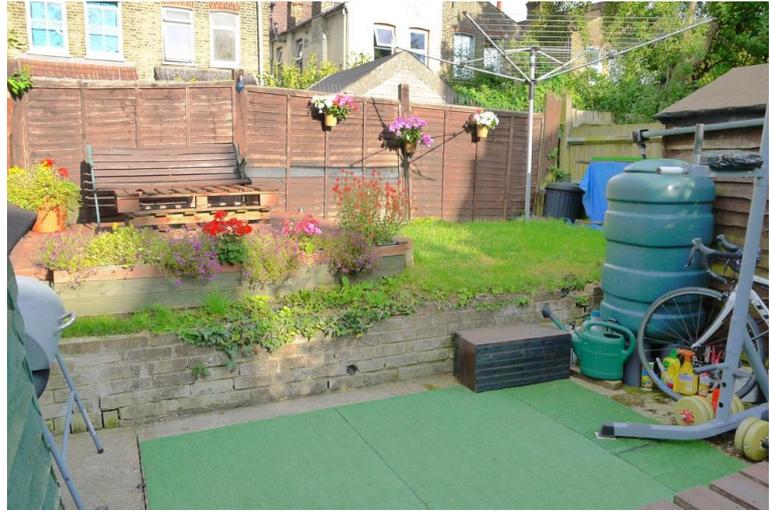
A superb, larger-than-average one-bedroom first-floor converted flat ideally situated within easy walking distance of Bounds Green Underground Station and Bowes Park railway station. Recently redecorated and presented in excellent condition throughout, the property offers bright and spacious accommodation, gas central heating, double glazing, and the added benefit of its own private section of rear garden. Further features include off-street parking for one car, making it perfect for professionals or couples seeking both convenience and comfort. Offered furnished and available immediately, this attractive home is ready to move into.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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