



Clarence Road, N22 8PG

£399,995 LEASEHOLD

This two bedroom ground floor conversion offers an excellent opportunity for buyers seeking a well-located home with outdoor space in the heart of Bowes Park. The property features a spacious kitchen/diner, ideal for day-to-day living, with direct access to a private rear garden extending approximately 80ft. The accommodation is well laid out with two good-sized bedrooms and laminate flooring throughout, offering a modern, easy-to-maintain finish. Some double glazing adds to the comfort and efficiency of the home. Bowes Park continues to be a popular choice with buyers due to its excellent transport connections, including Bowes Park Overground and Bounds Green Underground stations, providing quick and convenient access into Central London. The area also benefits from a strong community atmosphere, a variety of local shops, cafés and amenities, and nearby green spaces in Alexandra Palace,

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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 no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of 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.





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.

Clarence Road, Bowes Park, London, N22

Approximate Area = 713 sq ft / 66.2 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 724 sq ft / 67.2 sq m

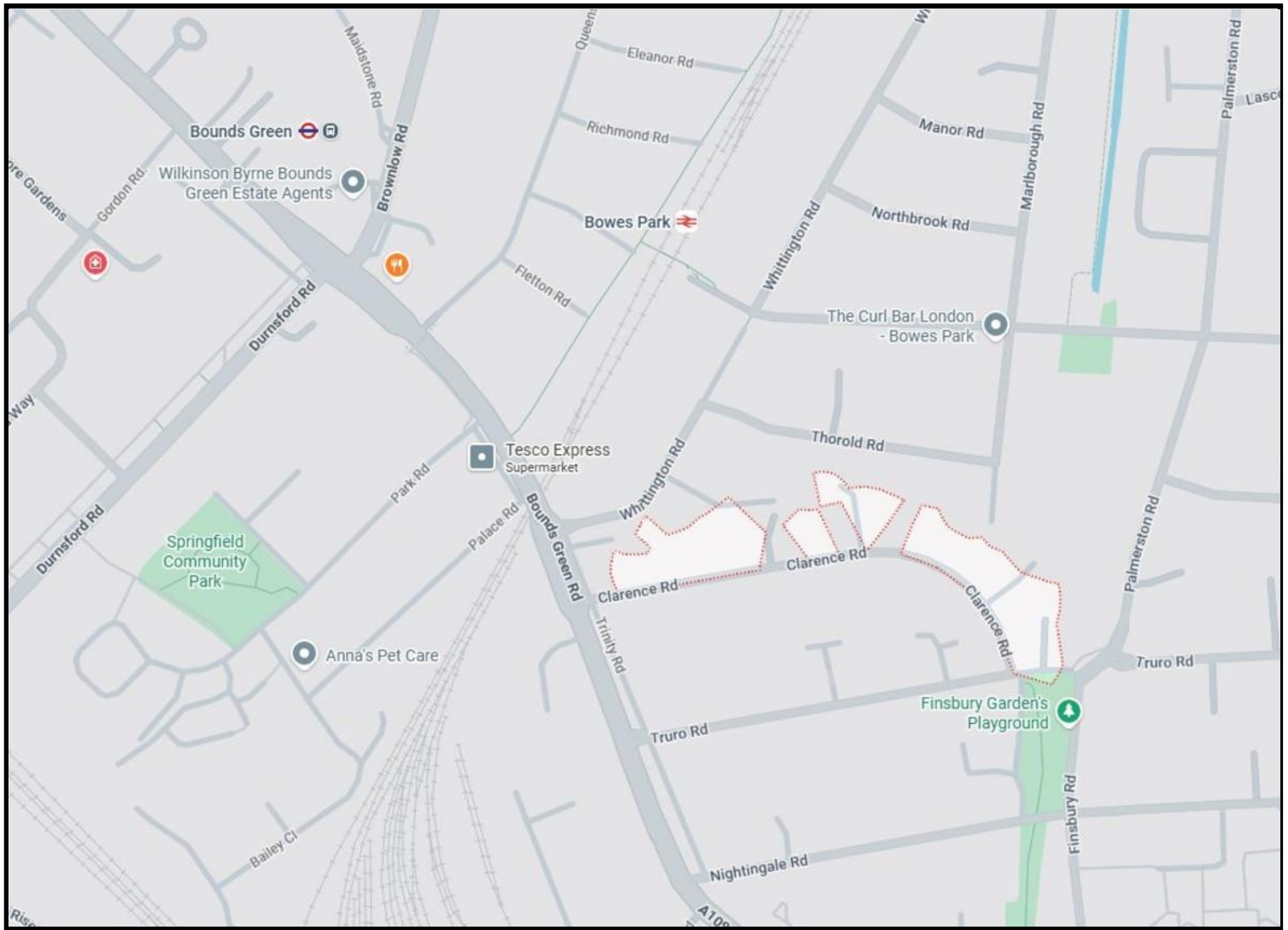
For identification only - Not to scale



Denotes restricted head height

GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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