



Two-bedroom ground-floor converted apartment with large fitted kitchen/diner and direct access to its own rear garden. The secure, double-glazed accommodation comprises an off-street parking space, a shared front entrance to a lobby area, its own front door leading to an internal entrance hallway, a large front reception room, a double bedroom, a bath/shower room/WC, a good-sized second bedroom, and a large fully fitted kitchen/diner with a door leading out to a large rear garden. The property is ideally located close to Bowes Park National Rail & Bounds Green Tube Stations (20/26 mins to City/West End). Extensive local shopping, main bus routes, parks with children's play areas, and all other local amenities are close by. ** POTENTIAL TO EXTEND TO THE REAR **

Whittington Road, Bowes Park, N22 8YR

£500,000 | Share of Freehold

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

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Two-Good Size Bedrooms
- Secure Double-Glazing
- Fitted Kitchen/Diner
- Bath/Shower Room/WC
- 20/25 Min City/West End
- POTENTIAL TO EXTEND
- Own Rear Garden
- Large Lounge/Reception Room
- Off-Street Parking
- Close Tube/Rail/ All Other Amenities
- Share of Freehold
- CHAIN FREE



GROUND FLOOR

WHITTINGTON ROAD
TOTAL APPROX. FLOOR AREA 674 SQ.FT. (63 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Whittington Road, Bowes Park, N22 8YR

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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www.hobartsproperty.co.uk

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.