

## 5b Northbrook Road, N22 8YQ

**£520,000 LEASEHOLD**

A well-maintained and spacious three-bedroom split-level Edwardian conversion, ideally located on Northbrook Road, N22, within easy reach of Bounds Green and Bowes Park. The property offers well-proportioned accommodation arranged over two levels, with a comfortable living space, three bedrooms and its own private garden — a particularly valuable feature. The location is excellent, with Bounds Green Underground Station providing convenient access into Central London via the Piccadilly Line, while Bowes Park rail station offers services towards Moorgate. The popular shops, cafés, restaurants and local amenities of Myddleton Road are also just a short walk away, giving the area a vibrant village feel. With good local schools, transport links and green spaces close by, this is an ideal home for buyers looking for generous accommodation, outside space and a well-connected North London location.

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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.





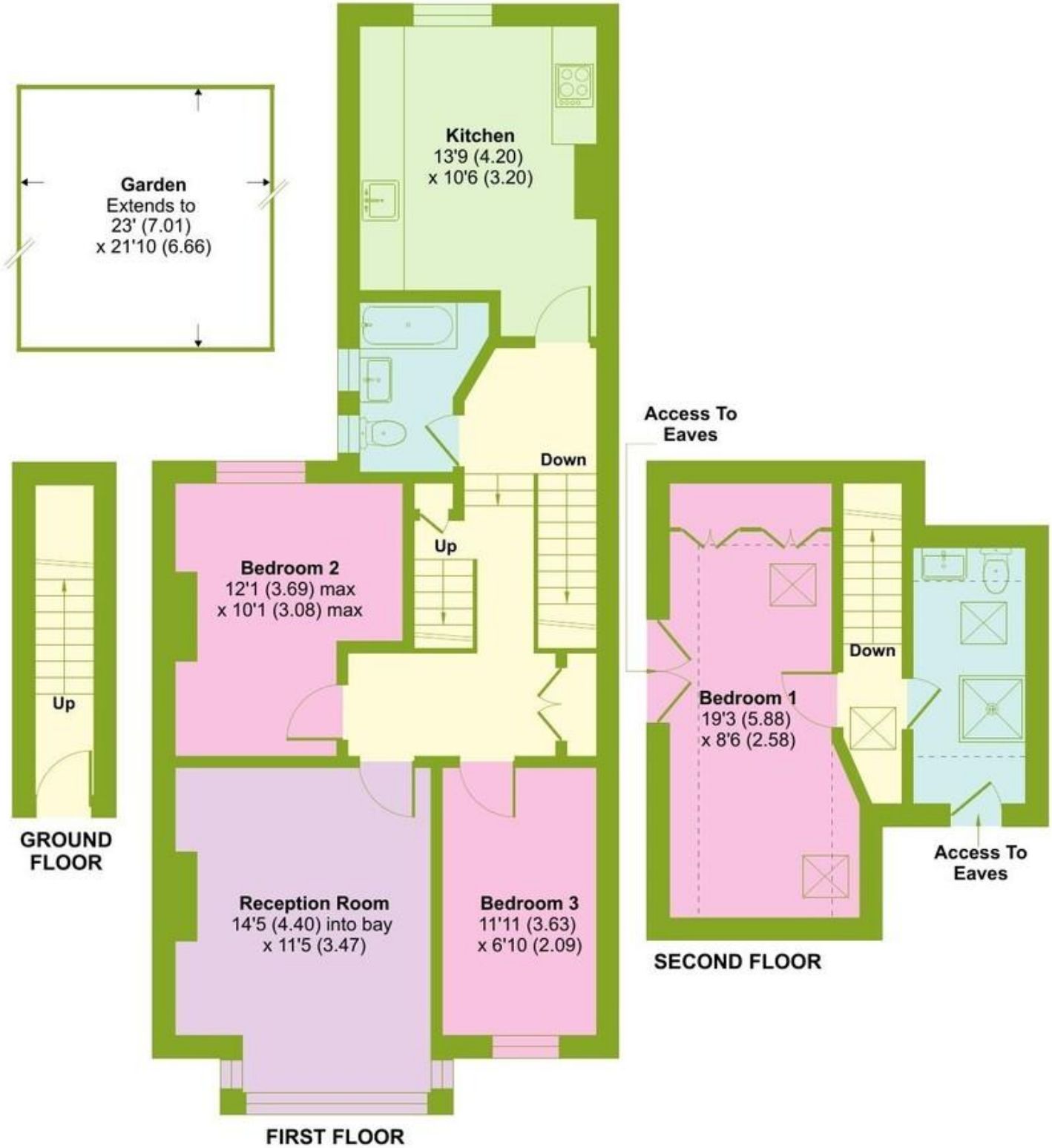
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

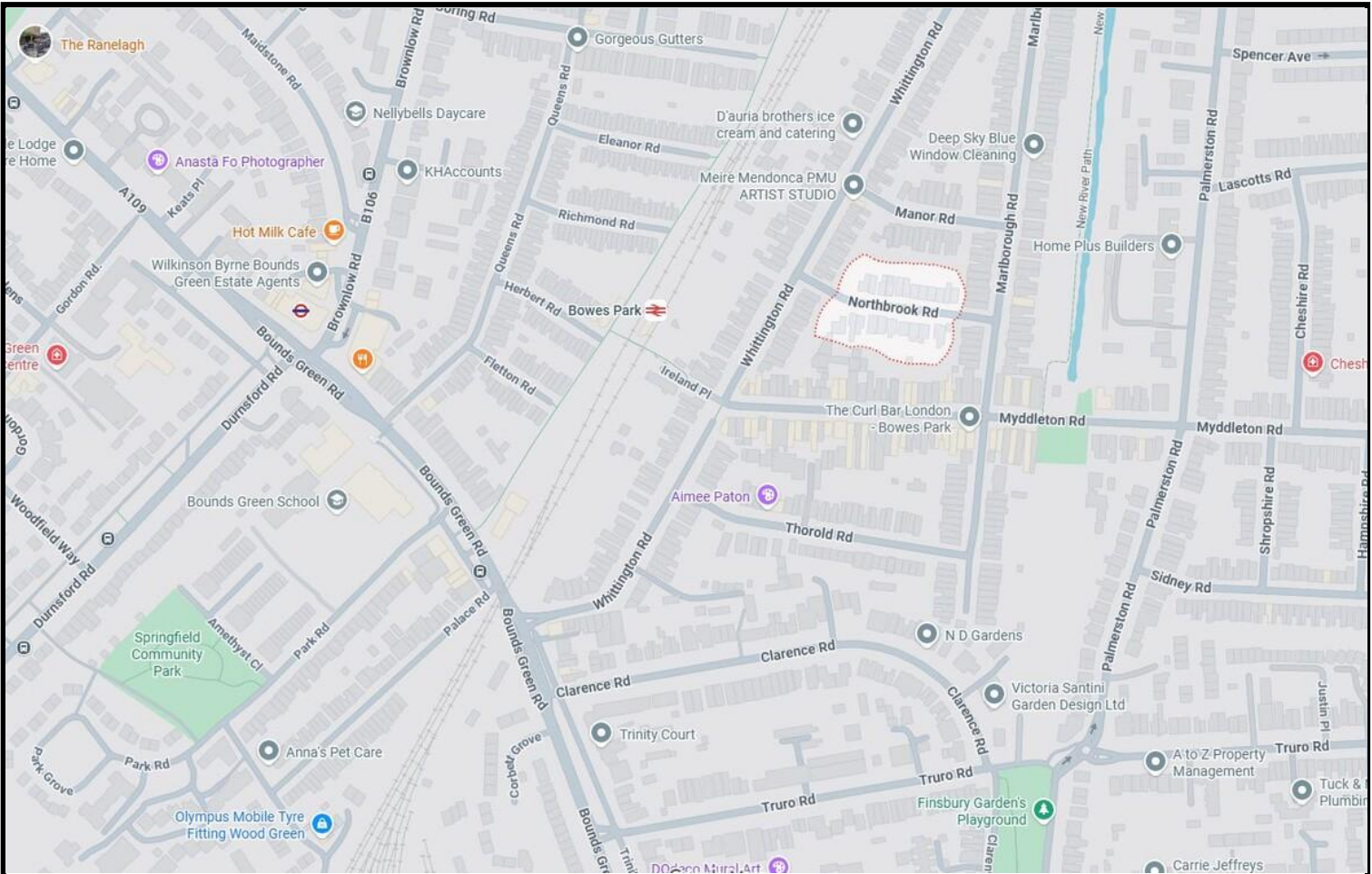
# Northbrook Road, Bowes Park, London, N22



Approximate Area = 912 sq ft / 84.7 sq m  
Limited Use Area(s) = 68 sq ft / 6.3 sq m  
Total = 980 sq ft / 91 sq m  
For identification only - Not to scale

Denotes restricted  
head height





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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