

Castles



GUIDE PRICE

£475,000 - £500,000

Cheshire Road

London, N22 8JJ

PROPERTY SUMMARY

Guide Price £475,000 - £500,000.

Castles is delighted to exclusively present this beautifully presented two-bedroom period conversion. The property includes a Share of Freehold and provides adaptable living spaces with character throughout.

Spanning two levels, the property offers a large reception room including a period fireplace, a separate modern eat-in kitchen and two large double bedrooms.

The property has been extended into the loft to create a larger-than-average master bedroom. This bedroom features its own private en-suite, complementing the main family bathroom on the floor below.

The property further benefits from gas central heating with a newly installed boiler (as of last year) and double glazing throughout.

The property is superbly positioned, on the doorstep of the desirable Bowes Park Village and the popular Myddleton Road for shopping and leisure.

Bowes Park railway station and Bounds Green tube station are only a short walk away, offering easy access to Central London and the City.

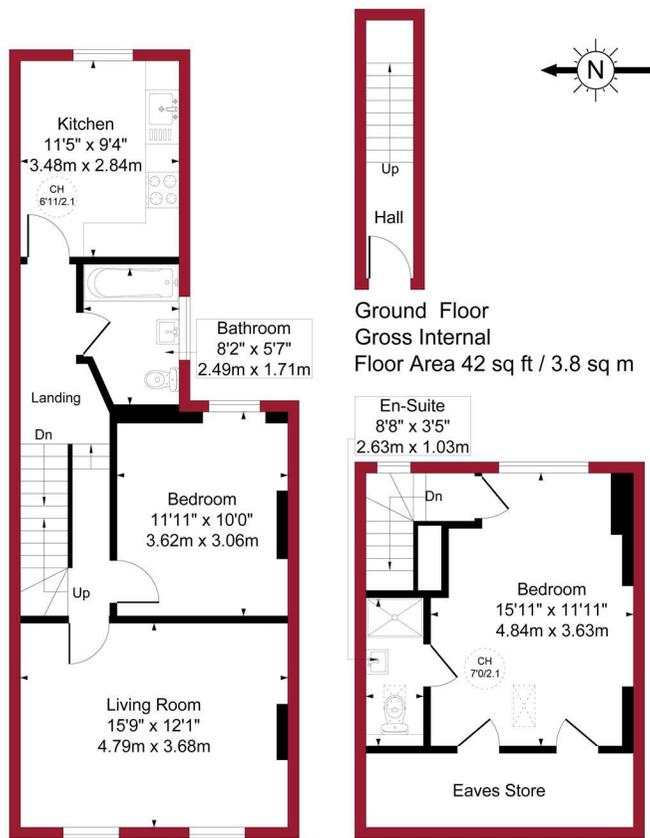
Whilst Woodside Park, Broomfield Park and Alexandra Palace are also all within easy walking distance (as well as several other recreational grounds).





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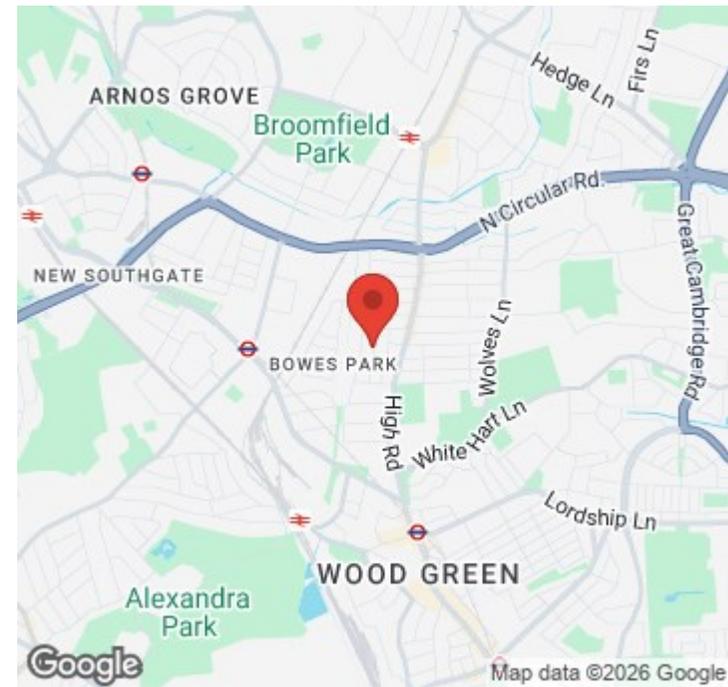
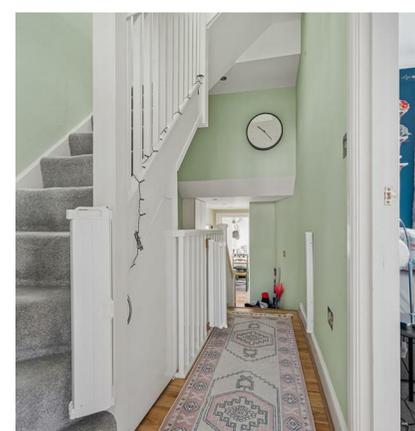
Approximate Gross Internal Area = 862 sq ft / 79.8 sq m



First Floor
Gross Internal
Floor Area 570 sq ft / 52.9 sq m

Second Floor
Gross Internal
Floor Area 250 sq ft / 23.1 sq m

For a guide to the area
please scan this code for
more information



Flat
Share of Freehold

Council Tax Band: C
Lease Remaining: 115 Years
Service Charge: n/a
Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081
www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	