



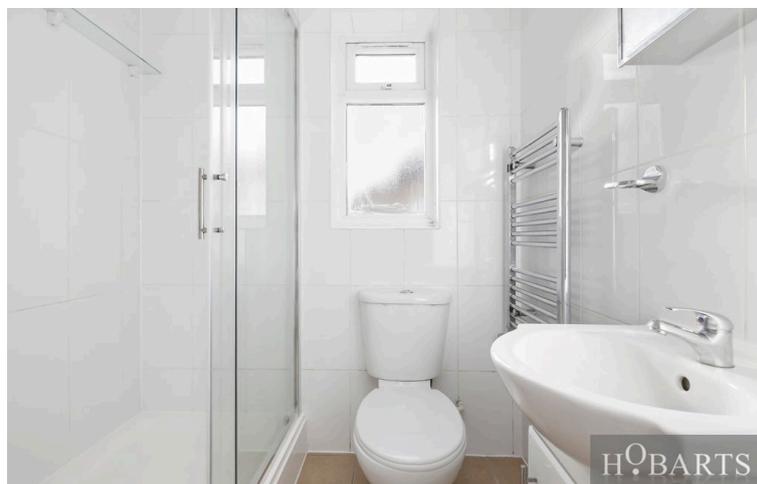
**** AVAILABLE IMMEDIATELY ** NEWLY REFURBISHED SECURE GROUND FLOOR TWO BEDROOM CONVERTED FLAT WITH OPEN PLAN KITCHEN/COMPACT LIVING AREA AND OWN COURTYARD/REAR GARDEN..** The accommodation comprises own rear access via a lockable gate, a secure double-glazed door to an entrance hallway, a rear combined fitted kitchen/living area, two good-sized bedrooms, and a double 'walk-in' shower suite/WC. There is additional access to the courtyard garden and a reception room, providing a comfortable living space and an enviable private courtyard garden. The property includes a fully equipped fitted kitchen-diner. Ideally located for Bounds Green Tube & Bowes Park National Rail Stations (20/25 Mins City/West End). Extensive local shopping and all other amenities are conveniently located nearby. **** UNFURNISHED ****

Palace Road, Bounds Green, London, N11 2PU

£1,900 pcm

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

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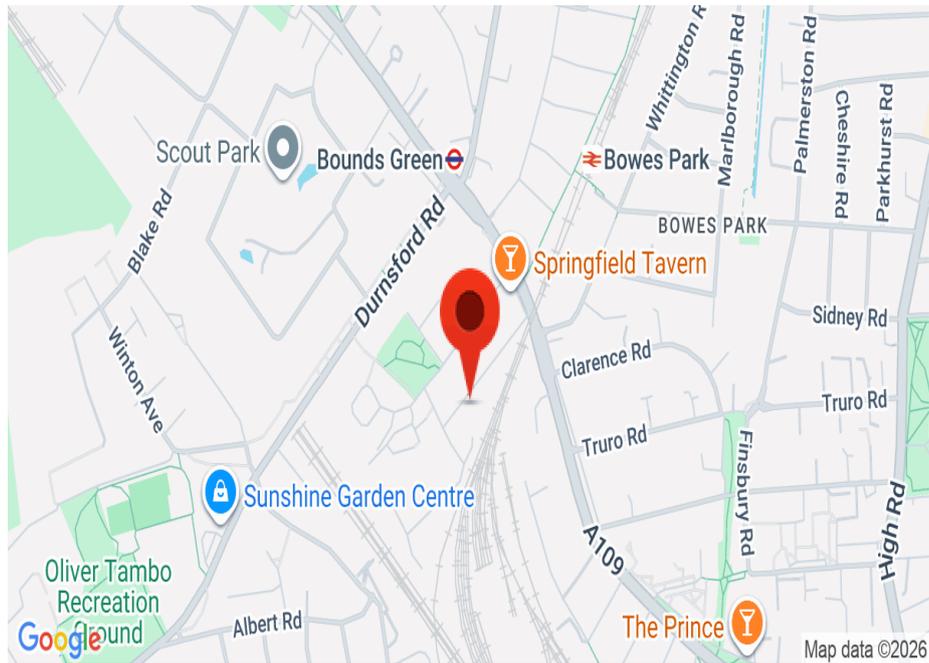
- Two Bedrooms
- Private Patio/Terrace
- Newly Refurbished
- Moments From Bounds Green Tube
- 20/25 Mins City/West End
- Unfurnished
- HIGH ENERGY RATING
- Secure Double-Glazing
- Fitted Kitchen/ Diner
- 'Walk In' Double Shower Suite
- Adjacent to Springfield Park
- Side Access (Bicycles, etc.)
- AVAILABLE IMMEDIATELY



GROUND FLOOR

PALACE ROAD
 TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51 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	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: London, N11

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
 0208 348 3333

Contact:

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 Park, LONDON N22 7RS

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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.