

Flat

LEASEHOLD



**FIRST FLOOR, 8
QUEENS ROAD,
LONDON, N11 2QU**

Price Guide

£450,000

FEATURES

- Chain Free
- Reception room
- Family bathroom
- Quiet location
- Two bedrooms
- Designer kitchen
- En suite
- Close to Trains & Tube



RASH & RASH

2 Bedroom Flat located in London

A beautifully refurbished two bedroom, two bathroom apartment arranged over the first and second floors of an attractive period conversion. Finished to a high standard throughout, the property features a contemporary designer kitchen, stylish bathrooms, generous built-in storage, and gas central heating.

The home also benefits from a private balcony and well proportioned rooms across both levels, offering bright and comfortable living space. Ideally located just 100m from Bounds Green Underground Station (Piccadilly Line) and Bowes Park Overground (direct to Moorgate), this property provides excellent transport links.

Disclosure: As required under Section 21 of the Estate Agents Act 1979, we confirm that the property owner is associated with Rash & Rash.



Call us on

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<https://www.rashandrash.com/>

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	73
EU Directive 2002/91/EC			

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 are advised to recheck the measurements.

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