



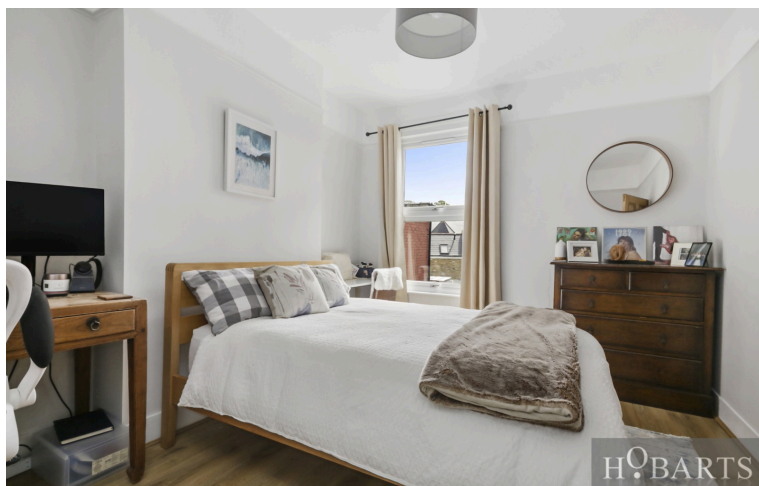
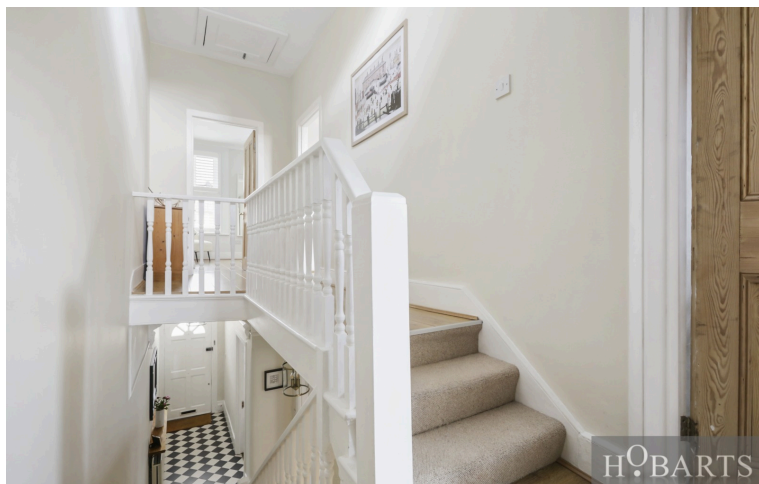
Stylish and beautifully presented 3-double-bedroom bay-fronted period 'family' home. The property has been extensively refurbished throughout to an extremely high standard, yet retains many fine period features and much of its original charm and character. The accommodation comprises a front garden with off-street parking, a front door opening to a spacious tiled entrance hallway with guest cloaks/WC, two inter-connecting reception rooms, a stunning 23 ft fitted kitchen/diner with bi-fold doors leading out to the garden, and the stairs from the hallway lead up to the first floor landing area, where there is a beautifully appointed family bath/shower room/WC, and three double bedrooms, two with fitted wardrobes, There is a 50' approx. rear garden with a large garden studio to the rear. The property is ideally located for Bowes Park National Rail and Bounds Green Tube stations (20/25 Mins City/West End). Good schools, parks, extensive local shopping, and all other amenities are close by. ** 4TH/5TH BEDROOM POTENTIAL TO EXTEND THE LARGE LOFT SPACE **

Whittington Road, Bowes Park, London, N22 8YL

£920,000 | Freehold

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

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- Period Family Home
- 2-inter-Connecting Reception Rooms
- Guest Cloaks /WC
- 50' Rear Garden
- 20/25 Mins City/West End
- Close National Rail/Tube Stations
- 3-Double Bedrooms
- 23 ft Stunning Fitted Kitchen/Diner
- Off Road Parking
- Garden Studio
- Close to Schools/ Shops/All Amenities
- Loft Space Potential



GROUND FLOOR



FIRST FLOOR



178 WHITTINGTON ROAD
 TOTAL APPROX. FLOOR AREA 1372 SQ.FT. (127.46 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		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Whittington Road, Bowes Park, N22

Tenure:
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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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.