



PICTURE
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EXP

Bounds Green Road,
£295,000

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- Please quote property ref PS18181 to speak to the agent
- PRIVATE OUTDOOR BALCONY
- strong current EPC Rating of C
- Plenty of Buses
- PRIME COMMUTER LOCATION: Just 0.3 miles to Bounds Green Underground Station
- POSSIBLE INTERNAL STORE ROOM
- CLOSE TO ALEXANDRA PARK and Alexandra Palace Rail Station
- Wood Green and Muswell Hill walking distance



Positioned prominently on Bounds Green Road in the heart of the London N22 postal district, the property enjoys a privileged location that effortlessly bridges suburban tranquility with metropolitan convenience. The neighborhood is renowned for its welcoming, community-centric atmosphere, leafy streets, and an eclectic mix of local amenities. Independent cafes, traditional pubs, and local shops are located just a short stroll from the front door. Bounds Green Underground Station (Piccadilly Line) is located just 0.3 miles away (approximately a 5-minute walk) with direct, rapid, and frequent services into the West End, King's Cross St. Pancras, and Heathrow Airport, making daily commuting or evening trips into town incredibly straightforward. Please quote property ref PS18181 to speak to the agent

