



The Hollies, N11 2EA

£1,650 pcm

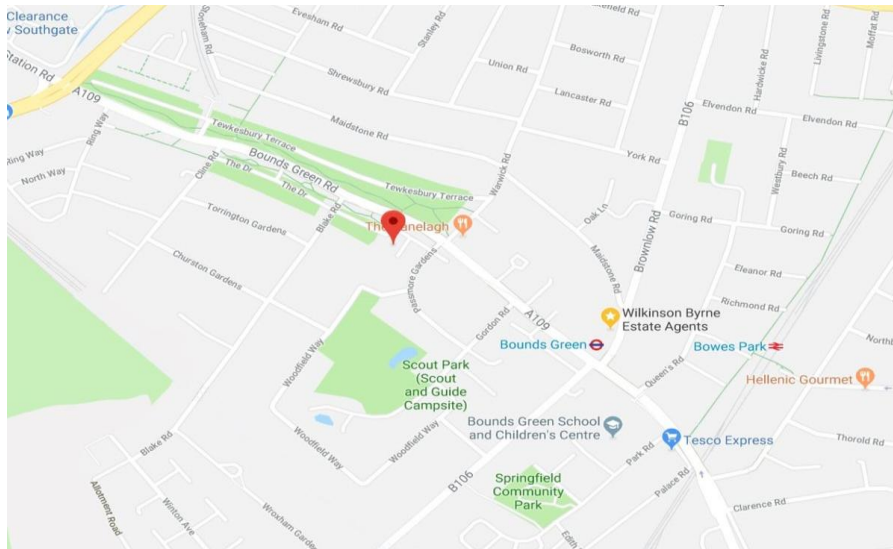
A beautifully redecorated two double bedroom top-floor flat in a highly sought-after location, just moments from excellent transport links. This bright and spacious property features a large lounge, perfect for relaxing or entertaining, alongside two well-proportioned double bedrooms, a brand-new fitted kitchen with modern finishes, and a stylish contemporary bathroom. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Ideally situated within easy walking distance of Bounds Green Underground Station (Piccadilly Line) and Bowes Park railway station, offering fast and convenient access into Central London, as well as a wide range of local shops, cafes, and amenities nearby. Available immediately, early viewing highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

T: 0208 888 0022 E: turnpikelane@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





Bounds Green Office
3 Latham Court
Brownlow Road
London N11 2ES
0208-365-8900

Turnpike Lane Office
8 Turnpike Parade
Green Lanes
London N15 3EA
0208-888-0022

boundsgreen@wilkinsonbyrne.com

Turnpikelane@wilkinsonbyrne.com