WILKINSONBYRNE

ESTATE AGENTS











Warwick Road, N11 2TD

£819,995 FREEHOLD

A beautifully maintained three bedroom Edwardian home occupying an enviable position on one of Bounds Green's popular residential roads. Offering a wonderful combination of period charm, generous living accommodation and a high standard of presentation, this attractive property makes an ideal family home. Warwick Road is perfectly placed for the vibrant local amenities of Bounds Green, with independent shops, cafés, restaurants and everyday conveniences all close by. Bounds Green Underground Station is within easy reach, providing direct access via the Piccadilly Line into central London, while Bowes Park Station offers Great Northern services towards Moorgate. The area is also well served by local schools, bus routes and excellent road links, including the A406. For outdoor space, Arnos Park, Broomfield Park and Alexandra Palace and Park are all nearby.

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The Property Ombudsman

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 no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of 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 purposed 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.

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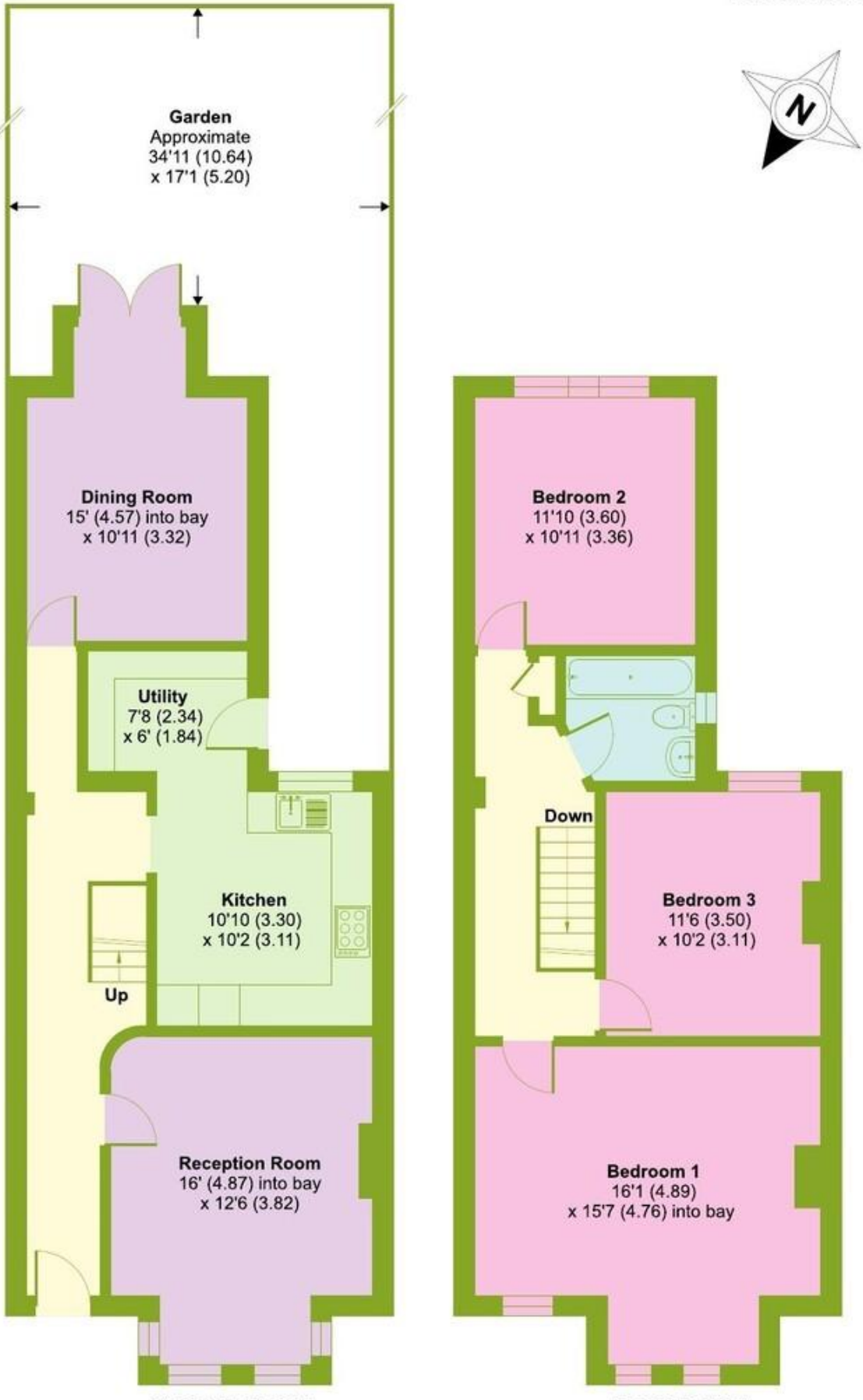



These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

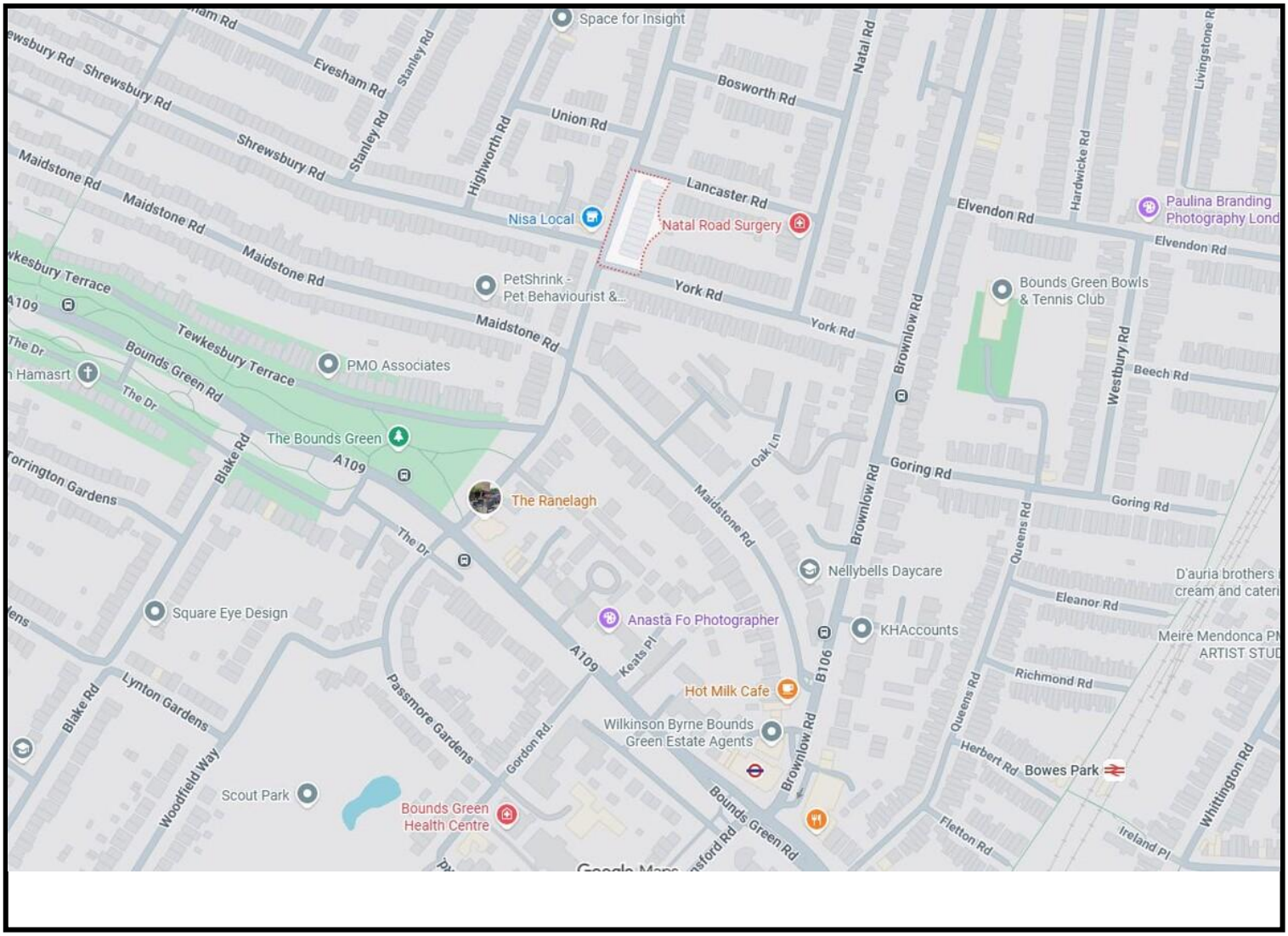
Warwick Road, Bounds Green, London, N11

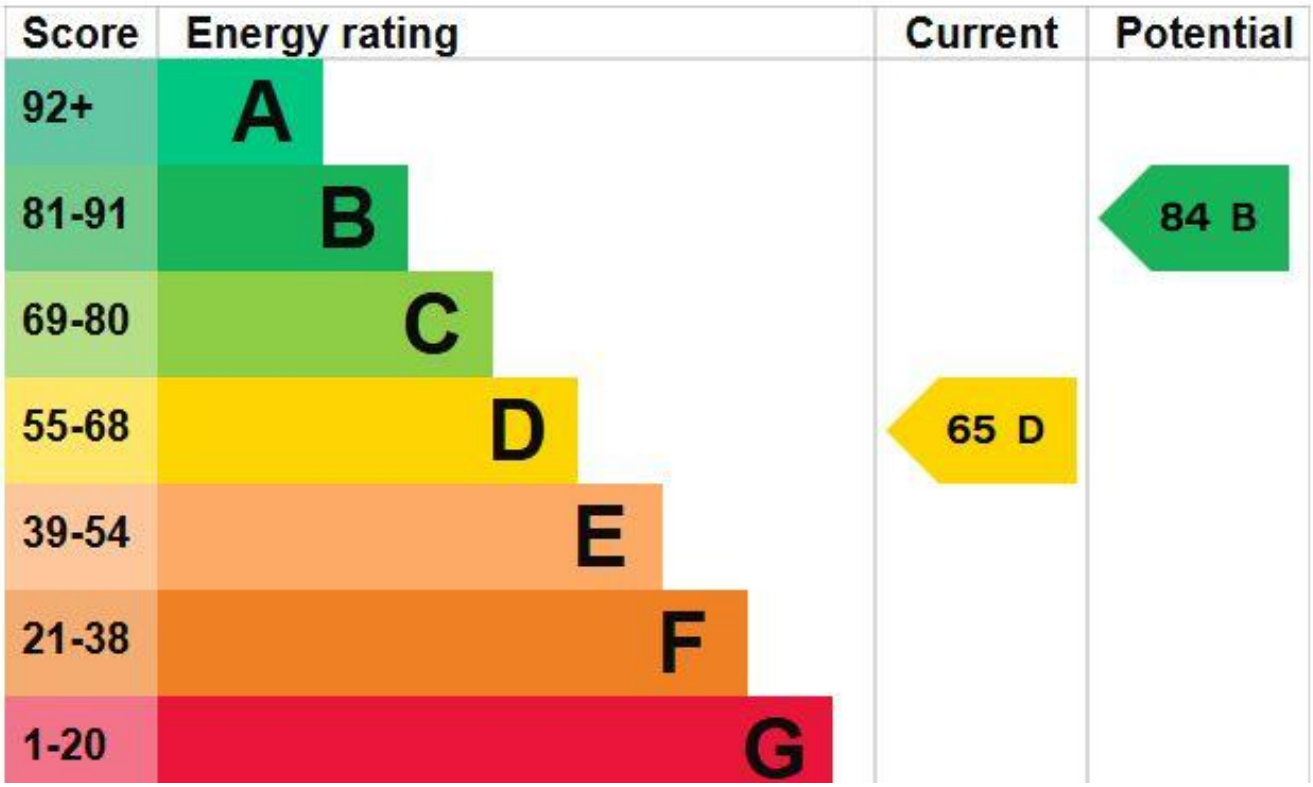
Approximate Area = 1258 sq ft / 116.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Wilkinson Byrne. REF: 1511938





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