



Maidstone Road , N11 2TQ

£295,000 Leasehold

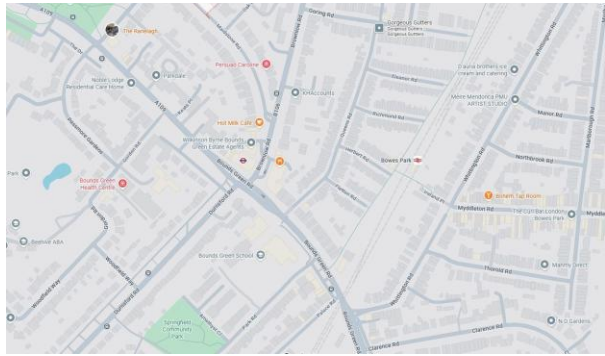
A fantastic opportunity to purchase this well presented one bedroom ground floor flat, situated on one of Bounds Green's most sought-after roads. The property features a fitted kitchen, a modern bathroom, new flooring throughout, gas central heating, and double glazing. The property is within walking distance to both Bounds Green tube and Bowes Park railway stations. The flat offers a contemporary living space ready to move into. This charming home would make an ideal purchase for first-time buyers, investors, or those looking to downsize. The property is offered with no onward chain. Early viewing is highly recommended to fully appreciate everything this superb flat has to offer.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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.





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