

Ollerton Road , N11 2LA

£750,000 FREEHOLD

An exceptional opportunity to acquire this attractive 3 bedroom Edwardian mid-terraced family home, offered to the market with no onward chain and available for the first time in over 20 years. Occupying a sought-after residential position in the heart of Bounds Green, the property beautifully combines period charm with generous family accommodation, including two elegant receptions currently set up as a through lounge, a fitted kitchen, a ground floor shower room, three well-proportioned bedrooms, a family bathroom and a private rear garden which includes a summer house with electric. Retaining a wealth of original character, the property also offers excellent scope to enhance and extend, subject to the necessary planning permissions. Ideally located within easy walking distance of Bounds Green Underground Station and Bowes Park Railway Station, and perfectly positioned for the highly regarded Bowes Primary School, as well as the independent cafés and boutiques of Myddleton Road.

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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.

Ollerton Road, Bounds Green, London, N11

Approximate Area = 1119 sq ft / 103.9 sq m

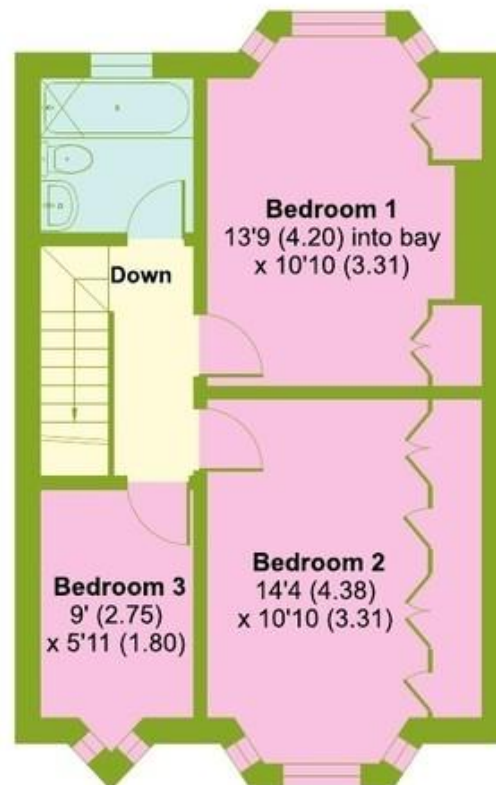
Garage = 150 sq ft / 13.9 sq m

Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



GROUND FLOOR



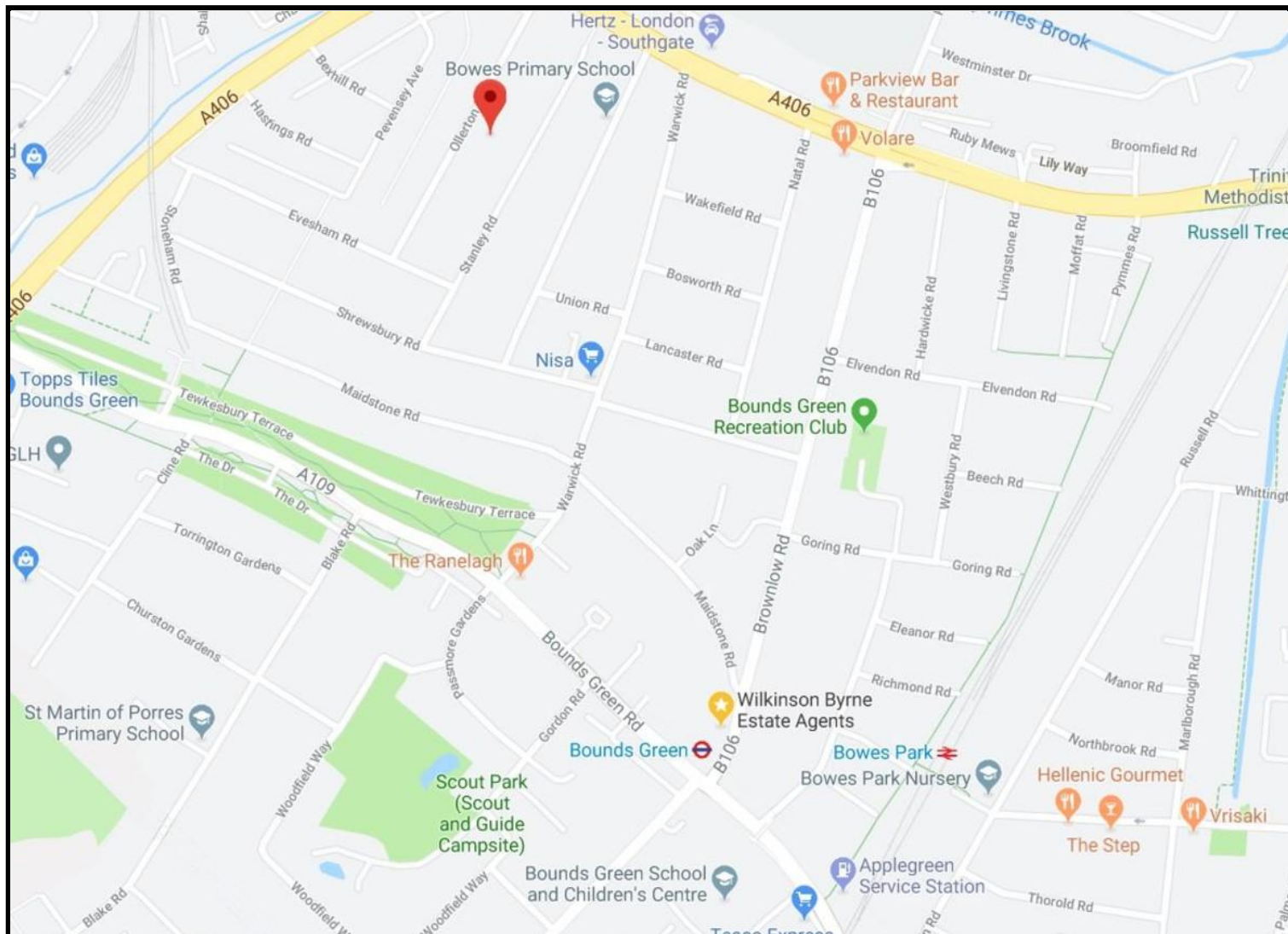
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1501242

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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