



STYLISH AND TASTEFULLY PRESENTED OPTIONAL TWO-BEDROOM FIRST-FLOOR CONVERTED FLAT WITH CENTRAL OPEN-PLAN KITCHEN LIVING AREA. The property would ideally suit discerning purchasers looking for a ready-to-move-in home accessible to all amenities. The accommodation comprises attractive frontage, shared front door to the lobby area, stairs leading up to the first-floor level, and own front door leading to an internal hallway, bath/shower room/WC, bedroom two, steps from the inner hallway up to a central fitted kitchen/living area, door leading direct bedroom one with fitted wardrobes. Ideally located for Bowes Park rail & Bounds Green/Wood Green tube stations(20/25 Mins City/West End)** Share of Freehold **

Palmerston Road, Bowes Park, London, N22 8RF

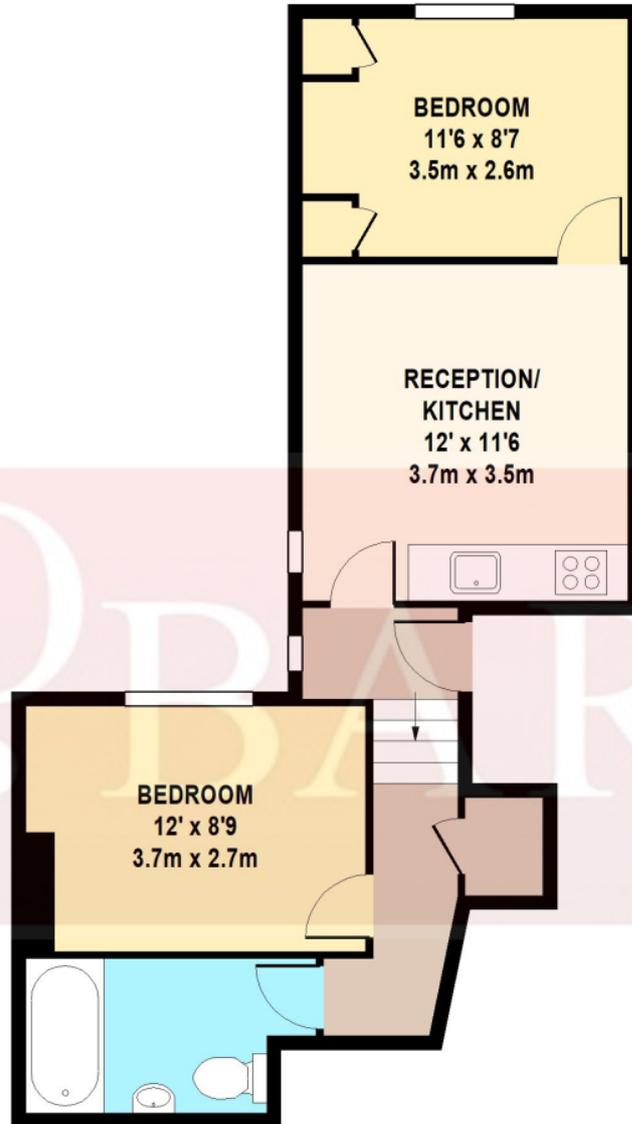
Priced to sell £345,000 | Share of Freehold

HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Two-Bedrooms
- Wood Flooring
- Gas Central Heating
- Close to Bowes Park Rail/Wood Green/Bounds Green Tube Stations
- Close to Shops/Bus Routes/ All Amenities
- White Secure UPVC Double-Glazing
- Central/Kitchen/Living Area
- Combined Bath/Shower Room/WC
- 20/25 Mins City/West End
- Close to Parks/Children's Play Area



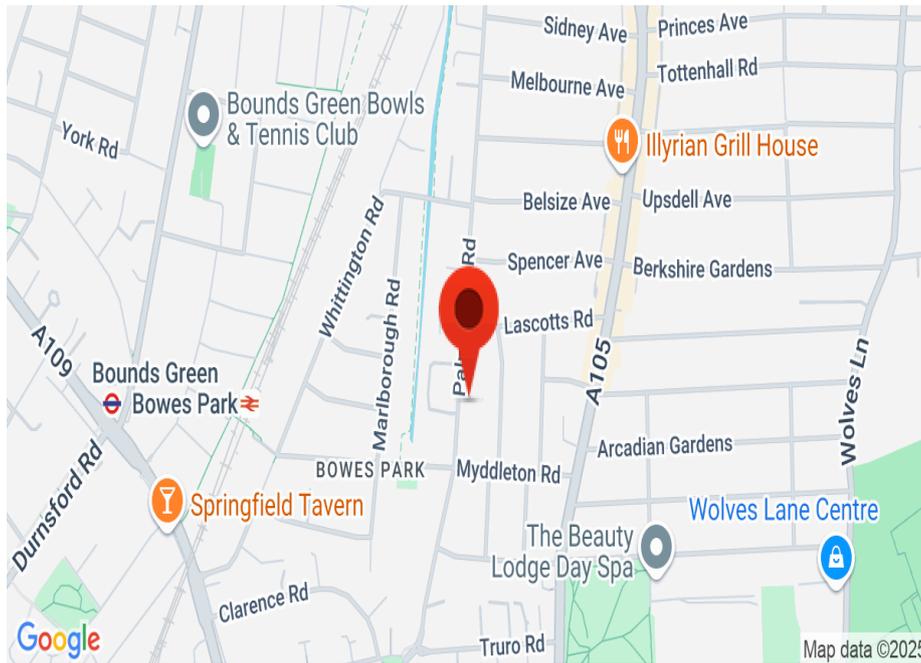
FIRST FLOOR

PALMERSTON ROAD
TOTAL APPROX. FLOOR AREA 470 SQ.FT. (44 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Palmerston Road, N22

Tenure:
Share of Freehold

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:
8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.