



Cline Road, N11 2NF

£320,000 LEASEHOLD

A fantastic opportunity to acquire this spacious, chain-free one-bedroom first-floor apartment, ideally positioned within a sought-after development. Occupying a unique corner position with a triple-aspect outlook, the property is flooded with natural light, creating a bright and airy feel and offering a larger living space than many comparable one-bedroom flats in the block. The accommodation comprises a modern open-plan kitchen, dining and living area, a generous double bedroom, and a contemporary bathroom. Further benefits include newly installed radiators, double glazing throughout, and an allocated parking space within a secure gated underground car park. Ideally located within walking distance of Bounds Green Underground Station (Piccadilly Line), with a bus stop directly outside providing easy access to the station and surrounding areas. Early viewing is highly recommended.

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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.





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.

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Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale



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: 1479794

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