



## Deanswood, N11 2TQ

**£379,995 LEASEHOLD**

A fantastic opportunity to purchase this well presented two bedroom second floor flat, situated on one of Bounds Green's most sought-after roads. The property features a fitted kitchen, a modern bathroom, gas central heating, double glazing, and is presented in good condition throughout. The flat offers bright and spacious accommodation, 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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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 not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted 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.



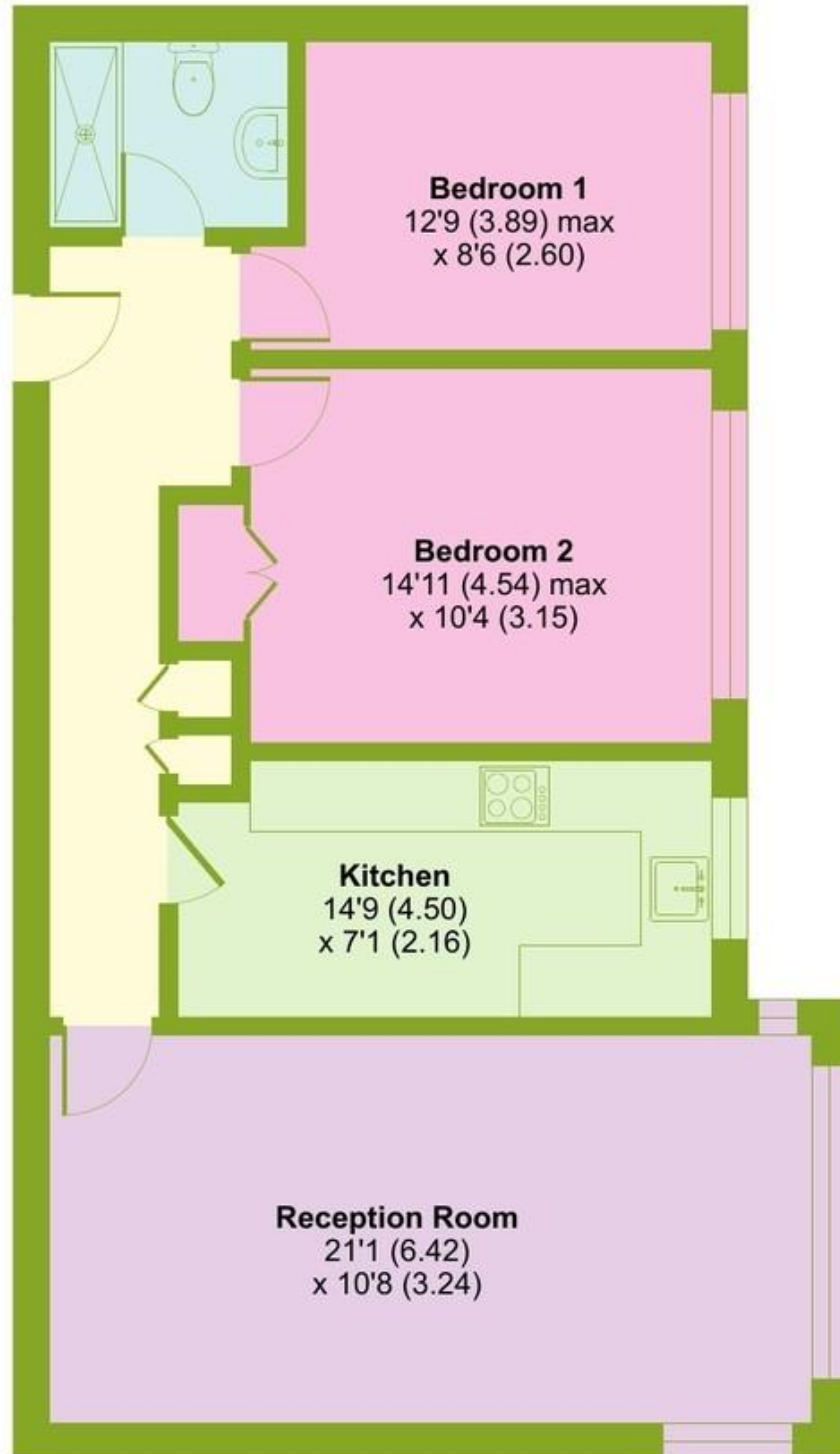


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

# Maidstone Road, London, N11

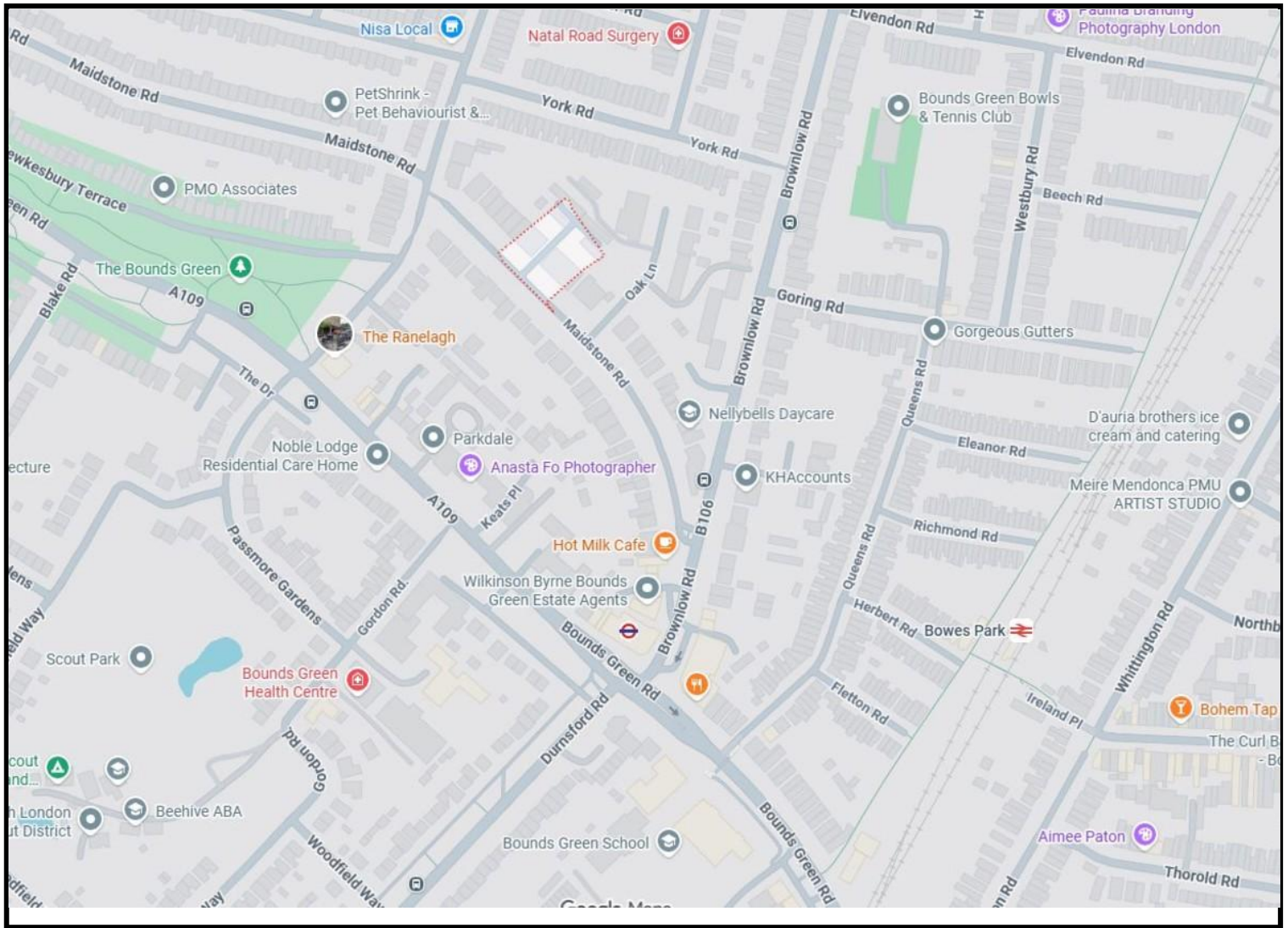
Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale



**FIRST FLOOR**





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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