

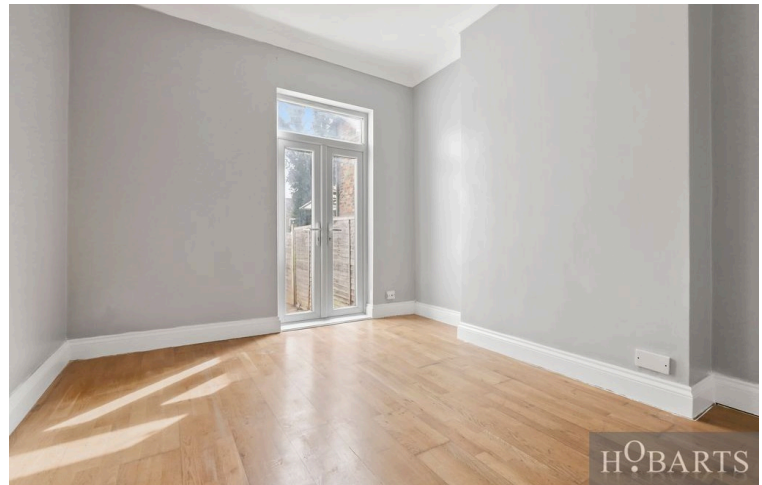
**STYLISH AND TASTEFULLY PRESENTED SECURE 2-DOUBLE BEDROOM GROUND FLOOR CONVERTED FLAT WITH OWN REAR GARDEN.** The fully modernised and contemporary styled accommodation comprises a front door leading to a shared entrance lobby, own front door leading to an own entrance hallway, two double bedrooms, one with rear garden access, tiled bath/shower room/WC, hallway that continues to the rear with an open-plan fitted kitchen/combined living area with bi-fold doors leading out to its own lawned rear garden. The property is ideally located for all amenities, including Bowes Park National Rail and Wood Green Tube Station (20/25 Mins City/West End). Extensive local shopping, along with all other amenities are literally just around the corner. **\*\* SHARE OF FREEHOLD / CHAIN FREE \*\***

Cheshire Road, Bowes Park, London, N22 8JJ

Offers in excess of £510,000 | 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



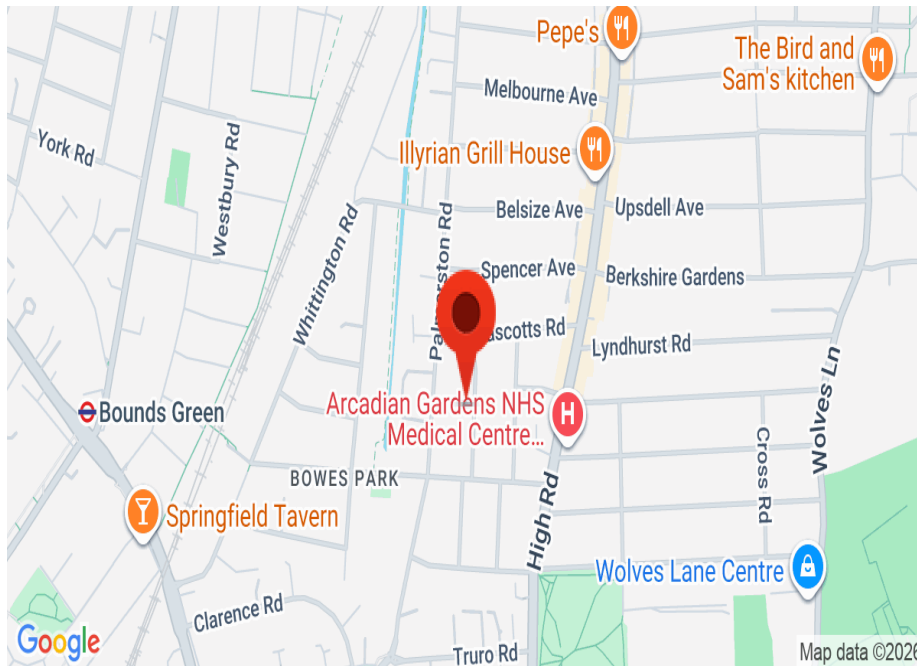
- 2-Double Bedrooms
- Open-Plan Fitted Kitchen/Living Area
- Wood Flooring
- 20/25 Mins City/West End
- Secure White Double-Glazing
- Own Rear Garden
- Close Shops/Transport/Amenities
- Chain Free



GROUND FLOOR

CHESHIRE ROAD  
 TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.41 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Cheshire 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

sales@hobartsproperty.co.uk  
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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.