



Natal Road, N11 2HU

£369,995 SHARE OF FREEHOLD

A beautifully presented one-bedroom ground floor Edwardian conversion, ideally located on the sought-after road in Bounds Green. This charming property blends period character with modern comfort, featuring high ceilings, large sash-style windows to the front, new wooden flooring throughout, and offering generous light and proportions throughout, further enhanced by a feature fireplace with a traditional brick hearth, creating a characterful focal point. The well-appointed kitchen provides ample storage and worktop space. The double bedroom is quietly positioned at the back and offers comfortable accommodation with room for wardrobes and furnishings, as well as a pleasant view over the garden. A contemporary bathroom suite completes the internal layout. Situated within easy reach of Bounds Green Underground Station and Bowes Park Overground, the property enjoys excellent transport links into Central London, as well as convenient access to local shops, cafés, and green spaces.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

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.

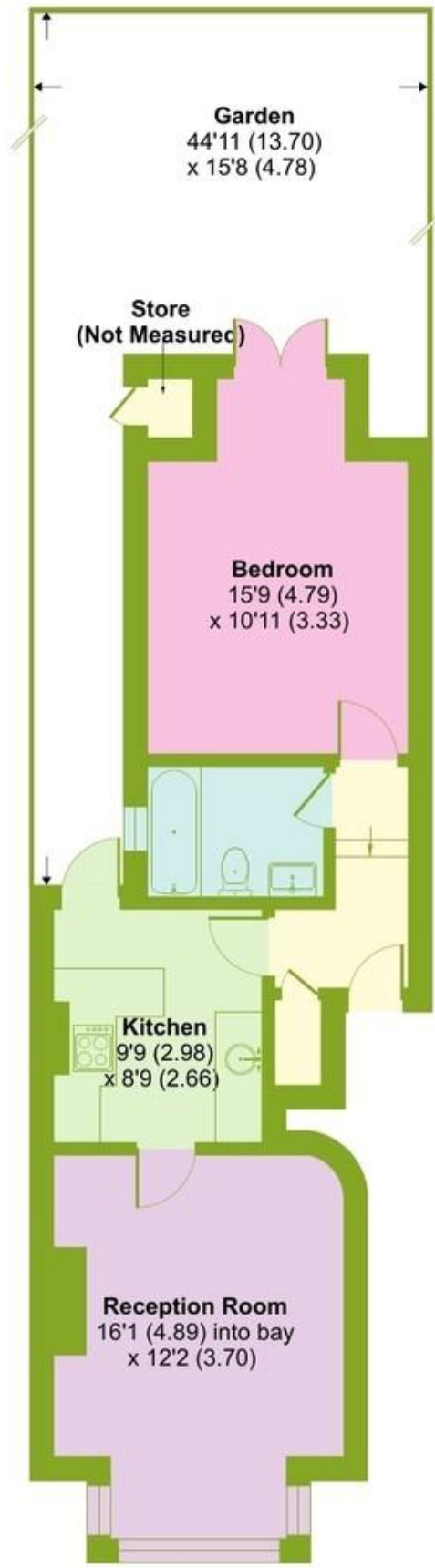


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are 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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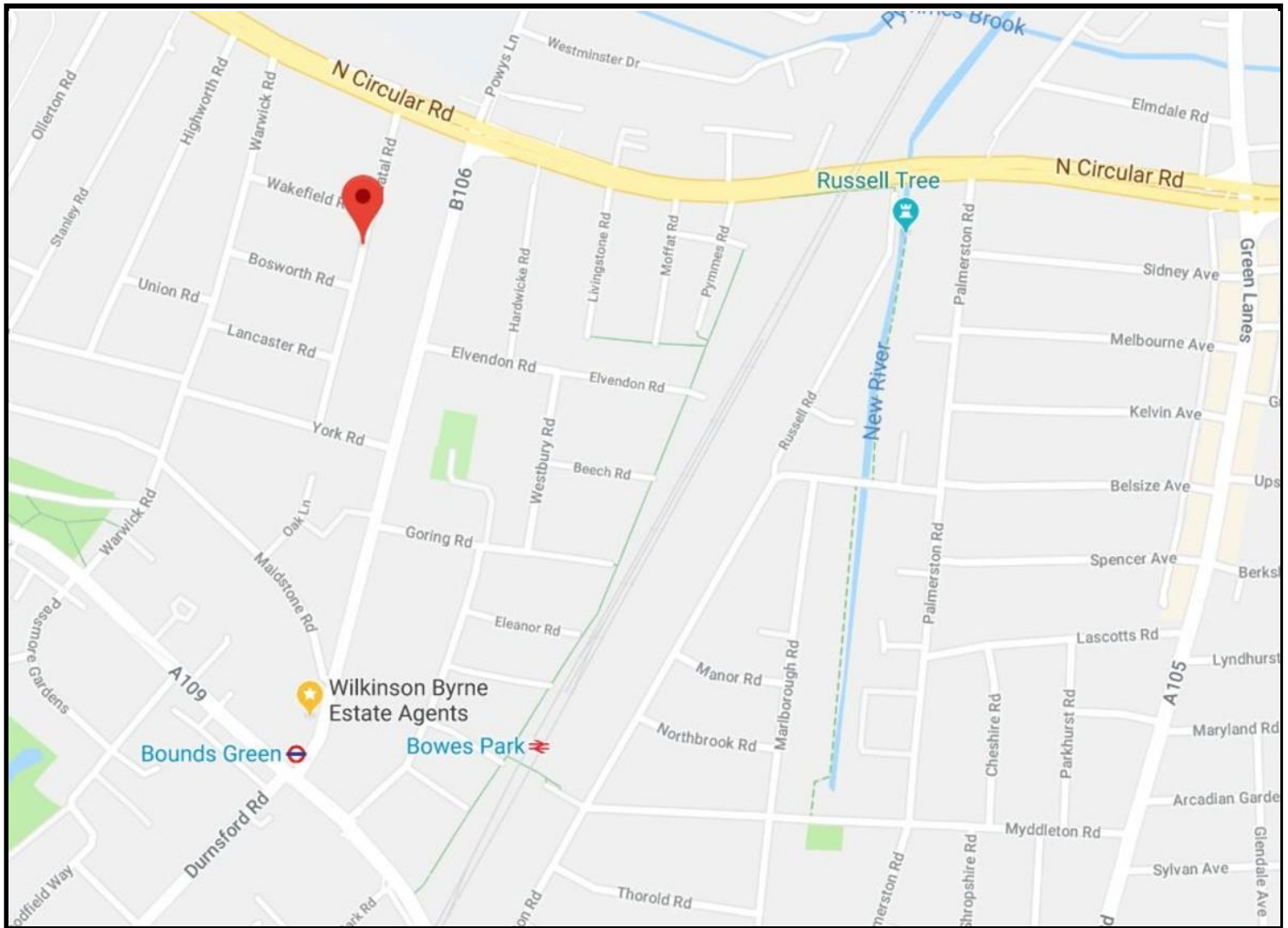
Approximate Area = 521 sq ft / 48.4 sq m

For identification only - Not to scale



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900

boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022

turnpikelane@wilkinsonbyrne.com