



CHAIN FREE BUYERS ONLY - OPTIONAL TWO/THREE DOUBLE BEDROOM, ONE/TWO RECEPTION ROOM DOUBLE FRONTED GROUND FLOOR VICTORIAN APARTMENT WITH OWN WEST FACING REAR GARDEN WITH OFF STREET PARKING. Despite much latter-day modernisation & improvement the accommodation retains many period features including high ceilings with original cornicing. In addition to the afore-mentioned there is a family size bath/shower room, storage cellar and a 16' approx. split-level kitchen/diner to the rear. The property is ideally located close to all amenities with an Ofsted rated primary school a short walk away. There are choices of transport links including Wood Green transport hub & Alexandra Palace National Rail (20/25 Mins City/West End).

Bounds Green Road, London, N22 8HB

£499,950 Share of Freehold

HOBARTS ESTATE AGENTS

3 Crescent Road, Alexandra Park, London, N22 7RP

sales@hobartsproperty.co.uk

www.hobarts.co.uk

0208 889 4322



- Optional Two/Three Bedroom Layout
- 16' Kitchen/Diner to The Rear
- West-Facing Rear Garden
- Storage Cellar
- Close to Tube/Rail / Amenities

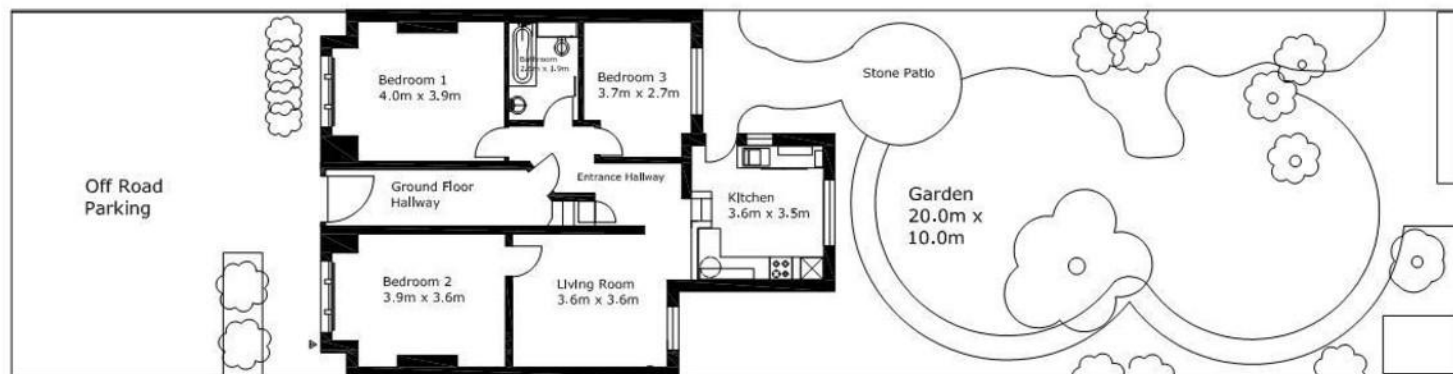
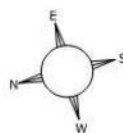
- Optional One/Two Reception Rooms
- Modern Bathroom/WC
- Off Street Parking
- Share of Freehold
- Many Period Features

Bounds Green Road, N22

Ground Floor Flat

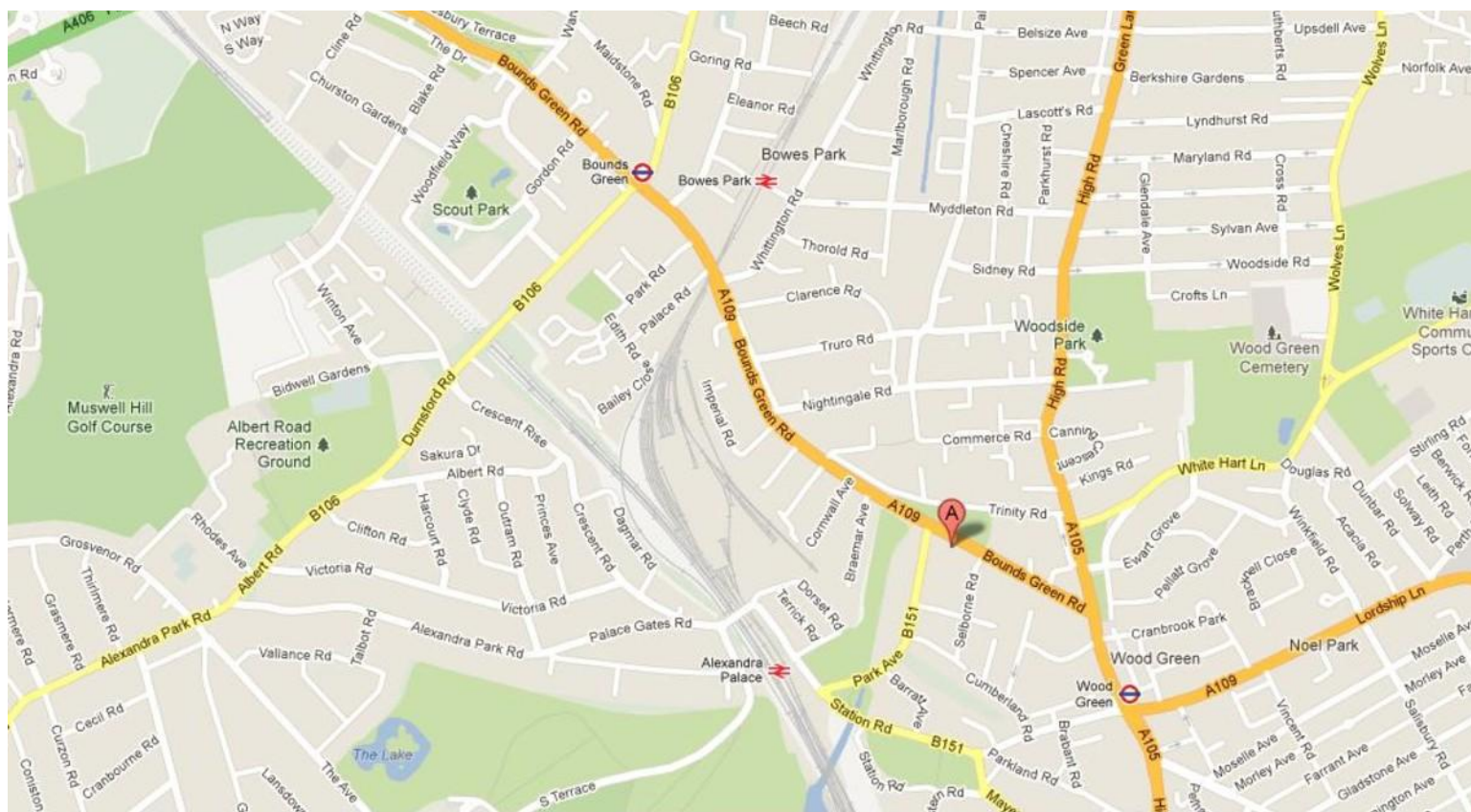
Gross internal area (approx.)

78.05 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure:

Share of Freehold

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
020 8889 4322

Ground rent:

TBA

Contact:

3 Crescent Road
London N22 7RP

Service Charges:

TBA

Local Authority:

Haringey London
Borough Council

sales@hobartsproperty.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



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