



- Two Bedrooms
- Stunning Open Plan Kitchen/Reception
- Allocated Parking
- Bathrom/Shower
- Close to Amenities and Transport Link
- Flexi Furnishing
- Gas Central Heating
- Available 1st August

****Available 1st August**** Beautifully appointed two double bedroom first floor apartment converted from within a substantial detached period dwelling. The high specification accommodation comprises of: fully integrated fitted kitchen large open plan lounge/living room, tiled bathroom/WC. The property benefits from secure White UPVC double glazing, Oak wood flooring and entry-phone access. Ideally located for Bowes Park National rail & Bounds Green tube stations. ****Flexi Furnishing****

Palmerston Road, London, N22 8QX

£1,445 pcm

HOBARTS ESTATE AGENTS
3 Crescent Road, Alexandra Park, London, N22 7RP
rent@hobartsproperty.co.uk
www.hobarts.co.uk
0208 889 4322

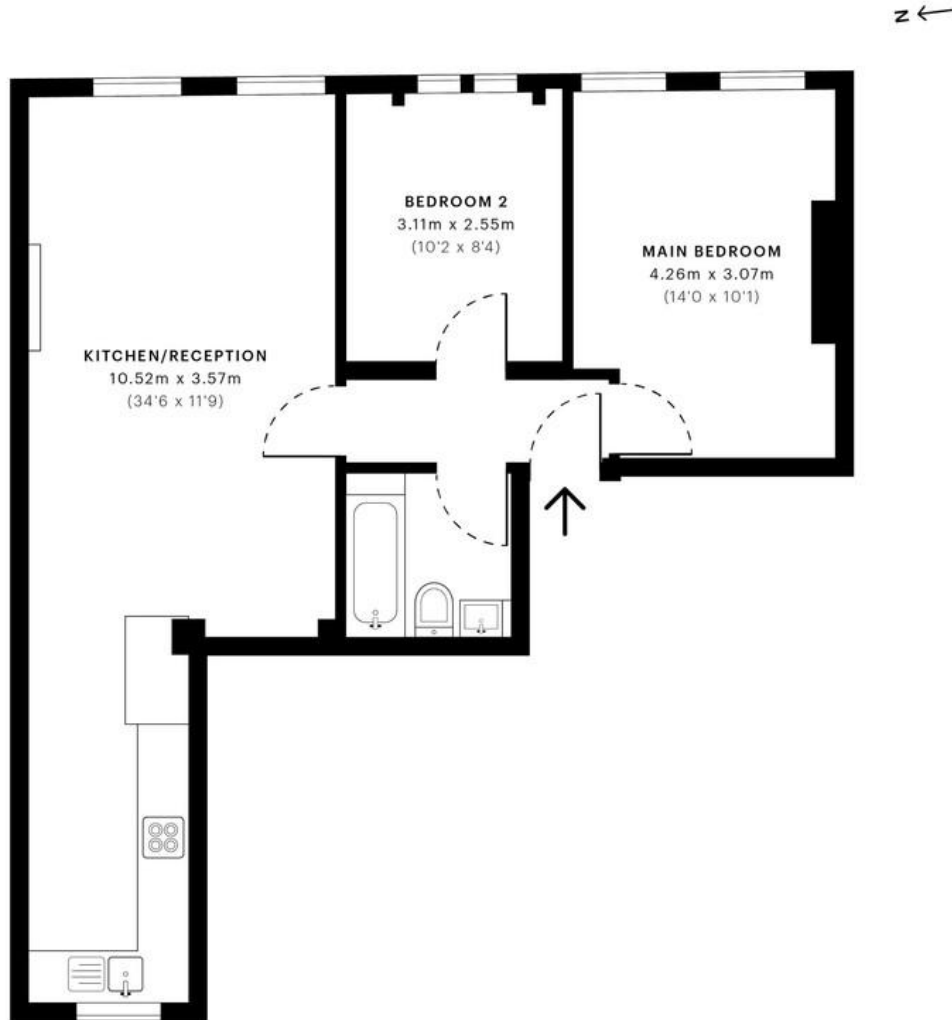


Lonsdale Lodge, N22

CAPTURE DATE 14/07/2021 LASER SCAN POINTS 1,489,740

GROSS INTERNAL AREA

58.98 sqm / 634.86 sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
58.98 sqm / 634.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
56.30 sqm / 606.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

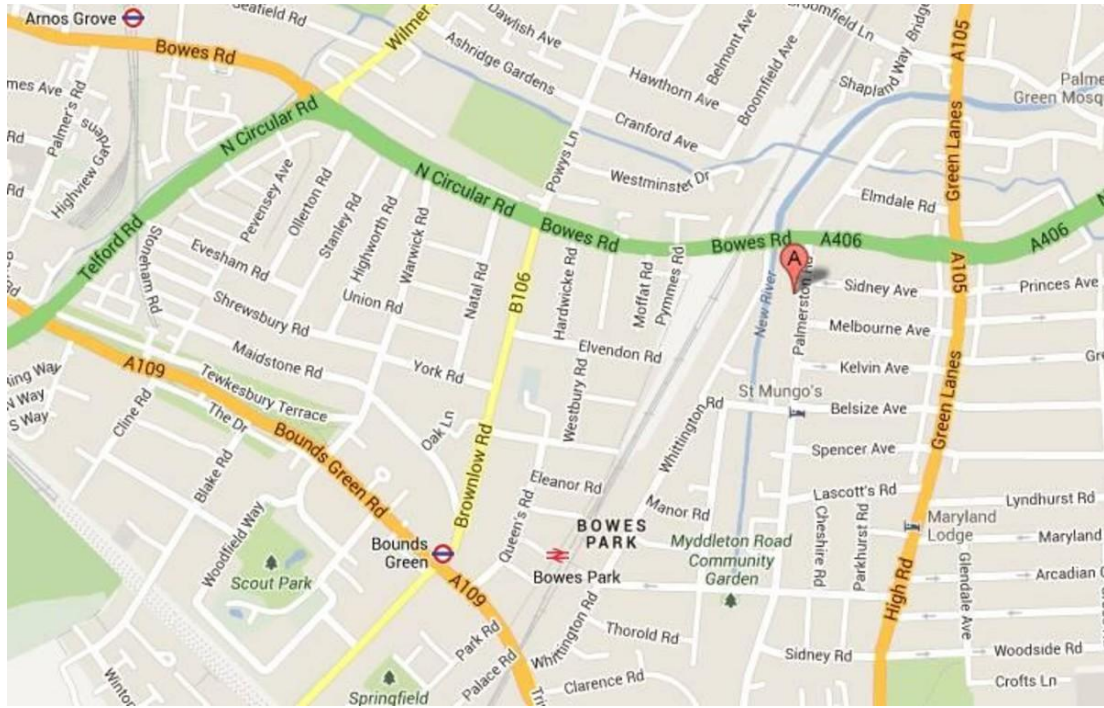
RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.47 sqm / 640.13 sqft
IPMS 3C RESIDENTIAL 57.25 sqm / 616.23 sqft

spec id 60e59f090f19a40dd80388d1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
Haringey London
Borough Council

Council Tax Band:
Band

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS

Contact:
3 Crescent Road
Alexandra Park
N22 7RP

0208 889 4322
rent@hobartsproperty.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



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.