



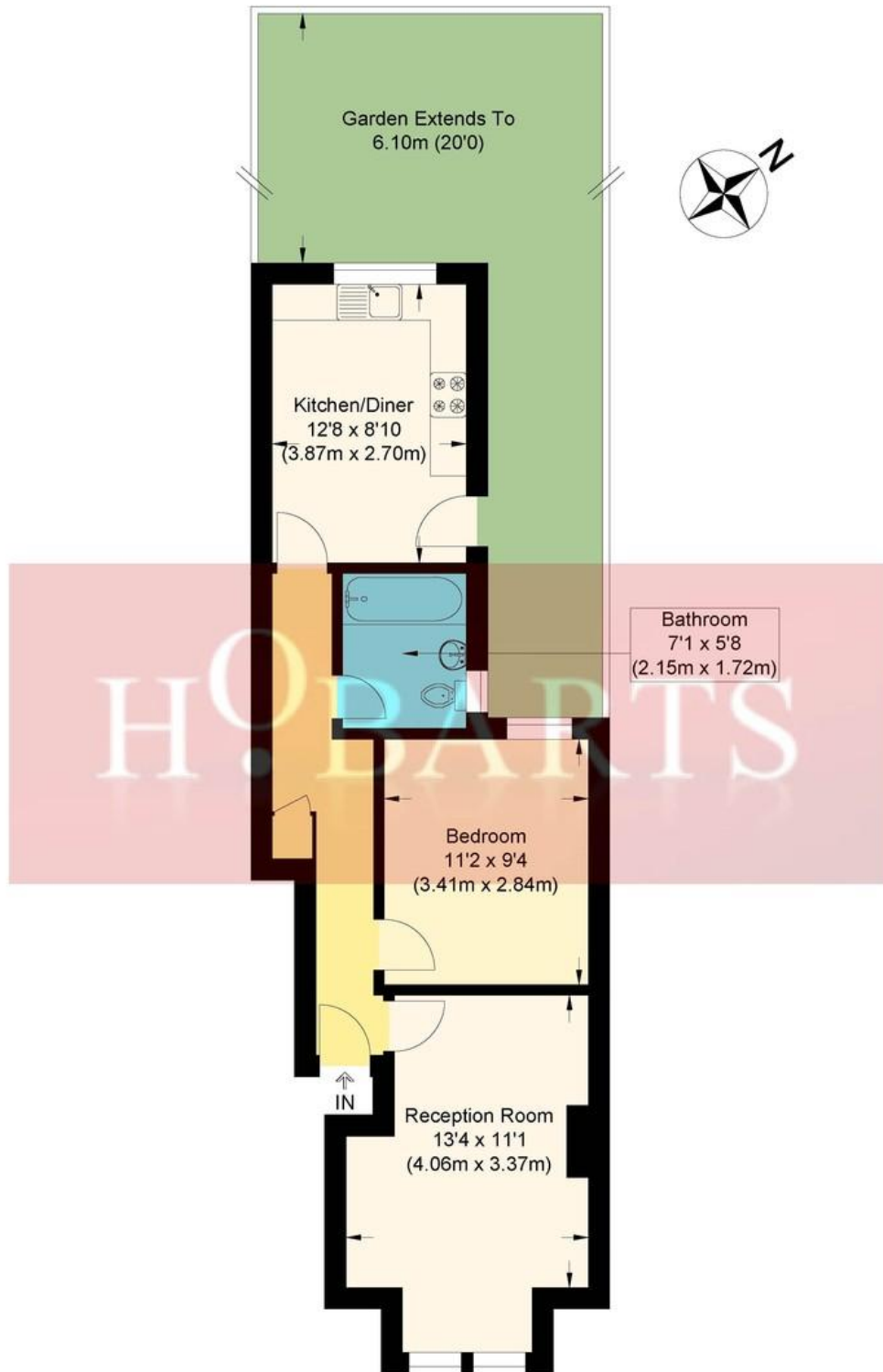
- Attractive Period Building
- Frontal Reception with Period Fireplace
- Fitted Kitchen/Breakfast Room
- Modern bathroom with Jacuzzi bath/WC
- Private Rear Garden
- Double Glazing, Gas Central Heating
- Wood Flooring
- Close to All Amenities

ONE DOUBLE BEDROOM GROUND FLOOR CONVERTED FLAT WITH OWN REAR GARDEN. An attractive bright and spacious apartment in a period conversion. Large lounge/reception room, double bedroom, bath/shower room/WC, large kitchen/breakfast room with door to own rear garden. Ideally located minutes from Bounds Green Tube & Bowes Park National Rail (20/25 Mins City/West End). \*AVAILABLE NOW\*

**Queens Road, Bounds Green, N11 2QU**

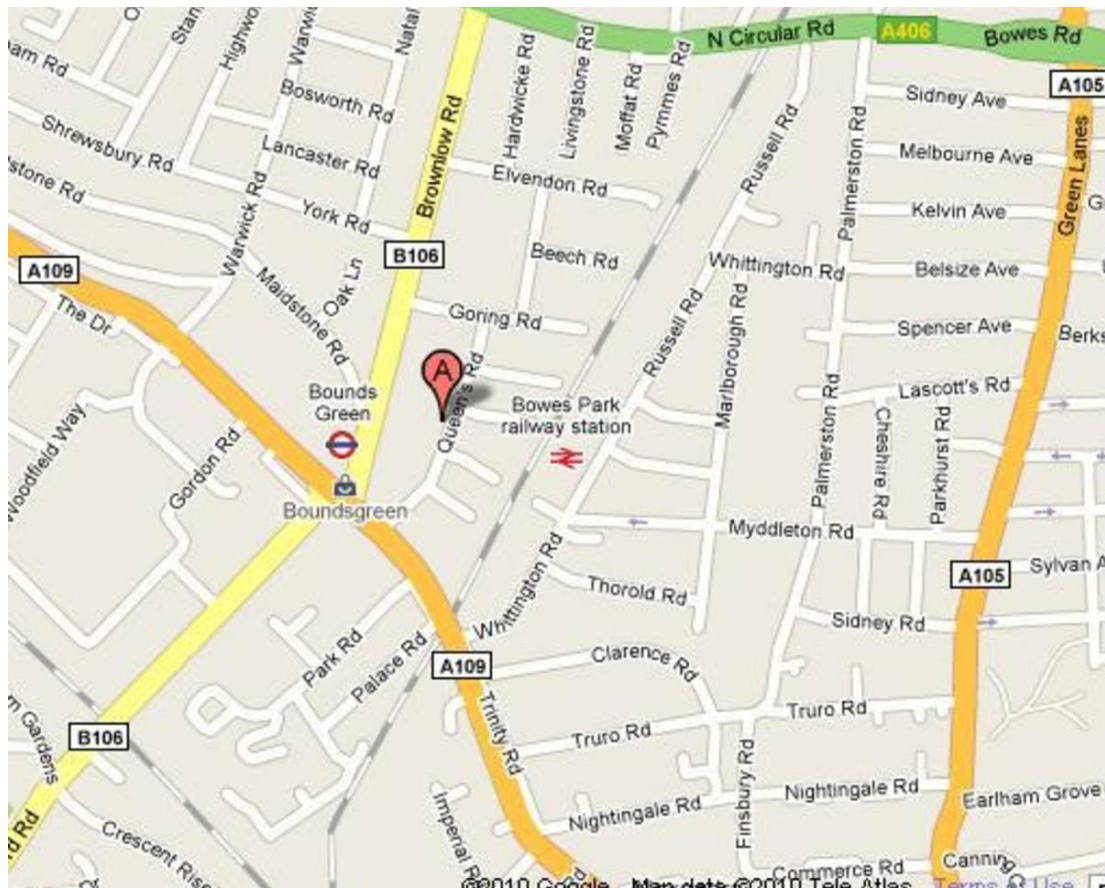
**£1,500 pcm**

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



**Queens Road, N11**

Approximate Gross Internal Floor Area : 46.50 sq m / 500.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	<b>70</b>	<b>72</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority:**  
Haringey London Borough Council

**Council Tax Band:**  
Band C

**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.