



## Bosworth Road, N11 2SY

**£699,995 FREEHOLD**

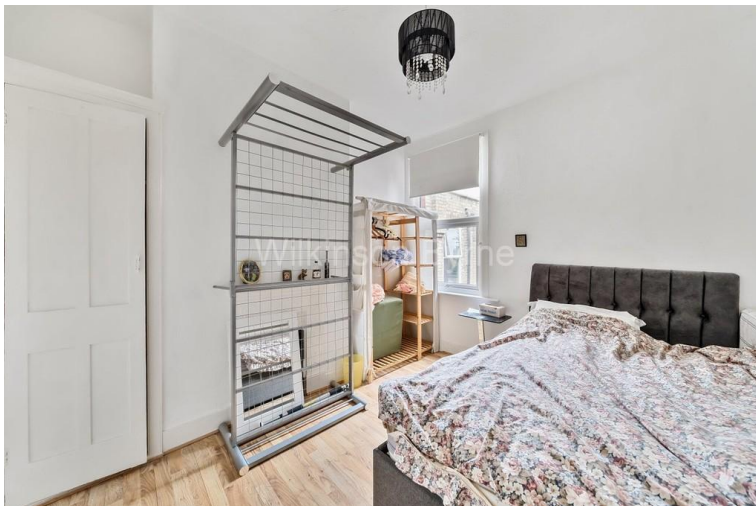
Don't miss out on this exceptional opportunity to own a rarely available 3/4-bedroom Edwardian house, nestled in a charming converted road in the sought-after area of Bounds Green. This spacious property offers a wealth of living space, featuring 3/4 generously proportioned double bedrooms, 2 inviting reception rooms, and a delightful 45-foot garden. Located in close proximity to both Bounds Green Tube station and Bowes Park Railway station, this Edwardian gem offers a harmonious blend of classic elegance and modern convenience.

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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.

# Bosworth Road, Bounds Green, London, N11

Approximate Area = 1346 sq ft / 125 sq m

For identification only - Not to scale



**GROUND FLOOR**

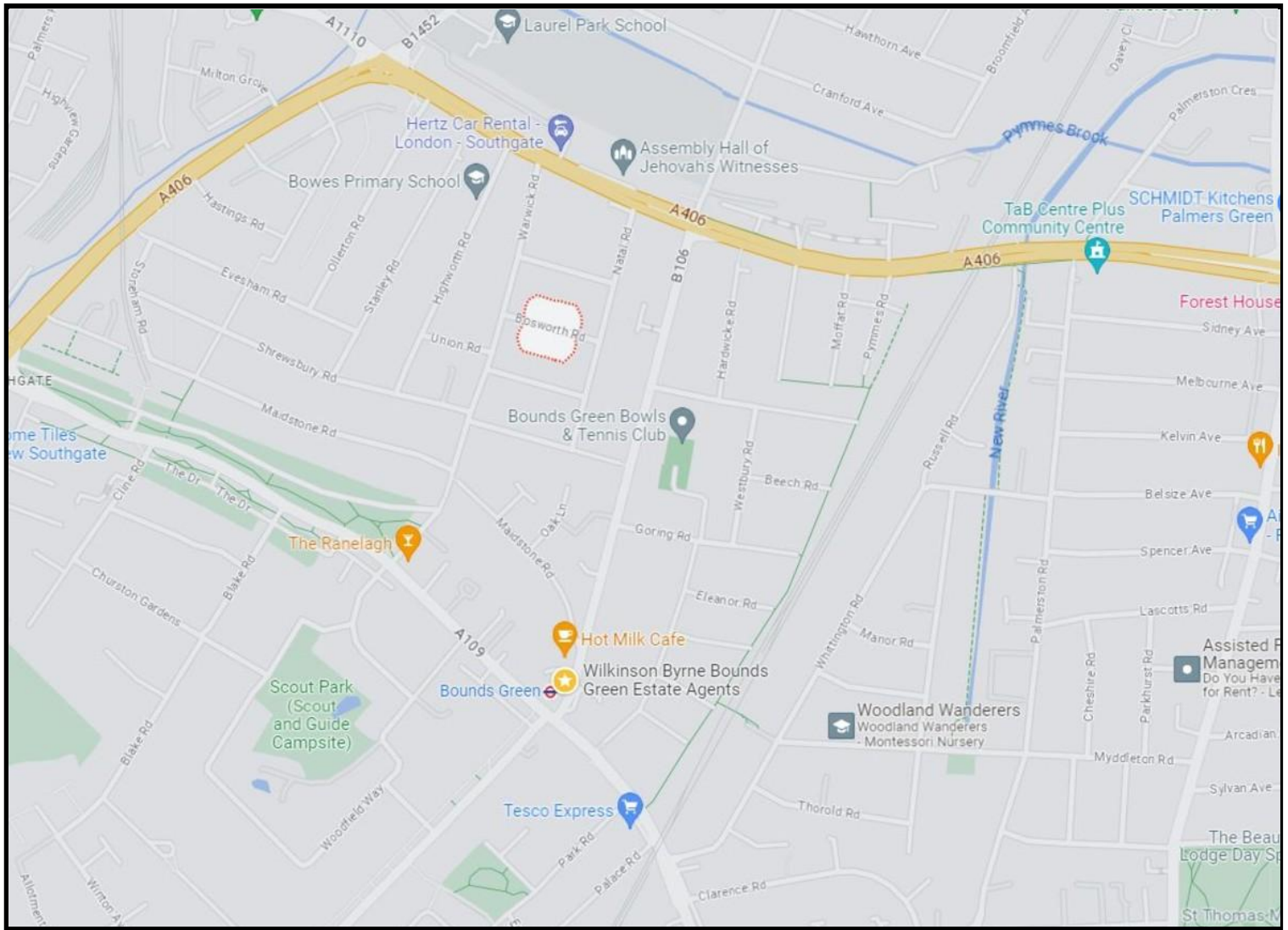


**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wilkinson Byrne. REF: 1036352





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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