

WHITTINGTON ROAD

BOWES PARK - N22

THOMAS
JAMES
ESTATE AGENTS



- STUDIO/ONE BEDROOM CONVERSION
- 999 YEAR LEASE
- FULLY REFURBISHED
- CLOSE TO BOWES PARK STATION
- OFFERED CHAIN FREE
- VIBRANT INDEPENDENT HIGH STREET



FOR SALE
OIEO £250,000
FREEHOLD

WHITTINGTON ROAD

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BRAND NEW

OIEO £250,000 LEASEHOLD

IN BRIEF

This delightful studio/one bedroom apartment on the first floor of a handsome Edwardian villa in Bowes Park is small but perfectly formed. Located close to a wide range of shops and two stations, it's an ideal property for first time buyers and investors, or as a pied a terre.

PROPERTY DESCRIPTION

Located on the first floor, the apartment entrance is accessed via a smart internal shared hallway and stairs which oozes character from the original features. Once inside, no space is wasted with a logical layout that minimises circulation space and maximises room sizes. With windows on two sides facing east and west, the apartment benefits from afternoon and evening sun.

The main living space, is generous in size and offers an open plan living. This is flooded with natural light from a large triple-paned window with treetop views and has space for lounge and dining areas. The well-equipped kitchen is tucked away neatly at one end with fitted Shaker-style floor and wall cabinets. Painted a subtle peppermint green and with attractive brass handles, these cabinets house a range of discreet integrated appliances and are topped with a quartz worktop. Back in the living room, full height cupboard doors that match the kitchen cabinets contain a bespoke fitted wardrobe and door to a small inner hallway and the bathroom beyond.

COUNCIL TAX BAND:
Haringey Council

Service Charge: Ad-hoc
Ground Rent: 0

999 Year Lease
LEASEHOLD



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The bathroom is a good size, with a fitted bath/shower, a washbasin console with illuminated mirror above, and a WC. Stylish slate blue metro tiles line the walls and complete this classic contemporary look. The bijou bedroom measures almost 7 ft square, providing space for a double bed, and a west-facing sash window provides afternoon and evening sun.

The property has been renovated throughout and has all-new décor, fixtures and fittings including new electrics, a new gas boiler, and an attractive school-style radiator. Decorated in soft whites and a subtle green and blue, and with wood floors, the apartment exudes a sense of calm and serenity.

The property has a 999-year lease and peppercorn ground rent. Offered chain free.

LOCAL AREA

- This is a friendly neighbourhood, with a wide selection of local shops, cafes and restaurants along Bows Green Road, and numerous town centre amenities and a large shopping centre in Wood Green less than a mile away.
- Transport links are excellent. The apartment is a mere five minute stroll from the stations at Bows Park and Bows Green. The former offers sub-20 minute train journeys to King's Cross, and the latter Piccadilly Line services direct to the West End and beyond.
- There's plenty of green space nearby, ranging from Springfield Community Park (a five minute walk) to 200-acre Alexander Park (a 15 minute walk).

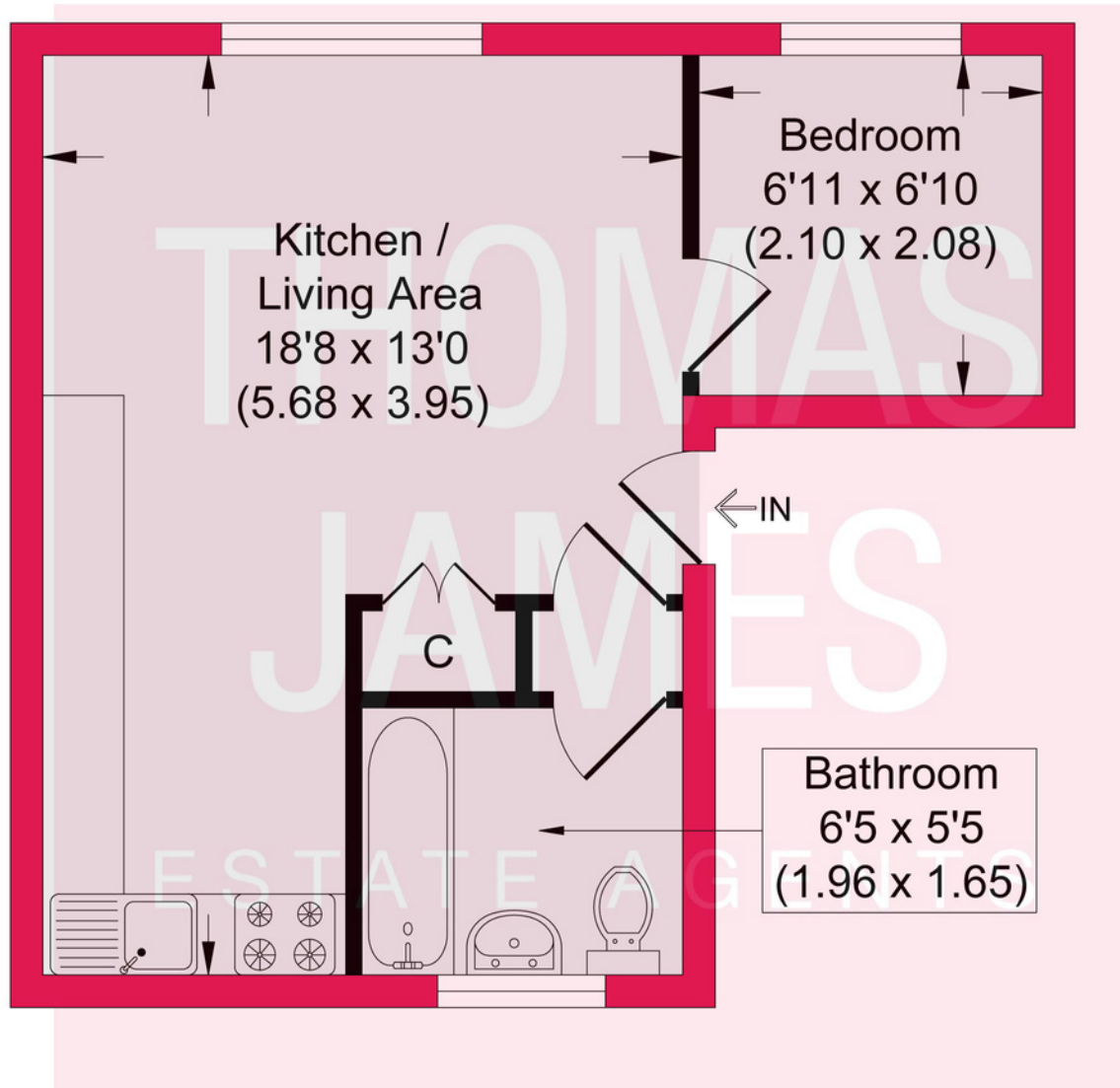
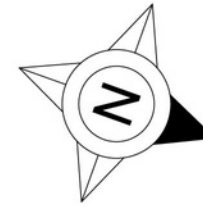
VIDEO



TRANSPORT



First Floor
30.10 sq.m. (323.99 sq.ft.) approx.



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

TOTAL FLOOR AREA : 30.10 sq.m. (323.99 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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