

## Deanswood, N11 2TQ

**£249,995 LEASEHOLD**

Discover spacious living in this larger-than-average third-floor studio flat nestled within a popular purpose-built block just moments away from Bounds Green Tube (Piccadilly Line) Bowes Park Mainline Station. This well-appointed flat boasts a separate modern 'Howdens' kitchen, providing ample space for culinary endeavours, along with a contemporary fitted bathroom for added convenience. Enjoy the comfort of double glazing and the security of an entry phone system. The lounge area presents a clever feature with a deluxe 'Wiskaway' wall bed (double) discreetly tucked away inside a fitted cupboard maximizing space and functionality. With its 'quiet area' location easy transport links, adjacent shopping and array of features, this delightful flat offers an ideal living solution for those seeking comfort, convenience and practicality.

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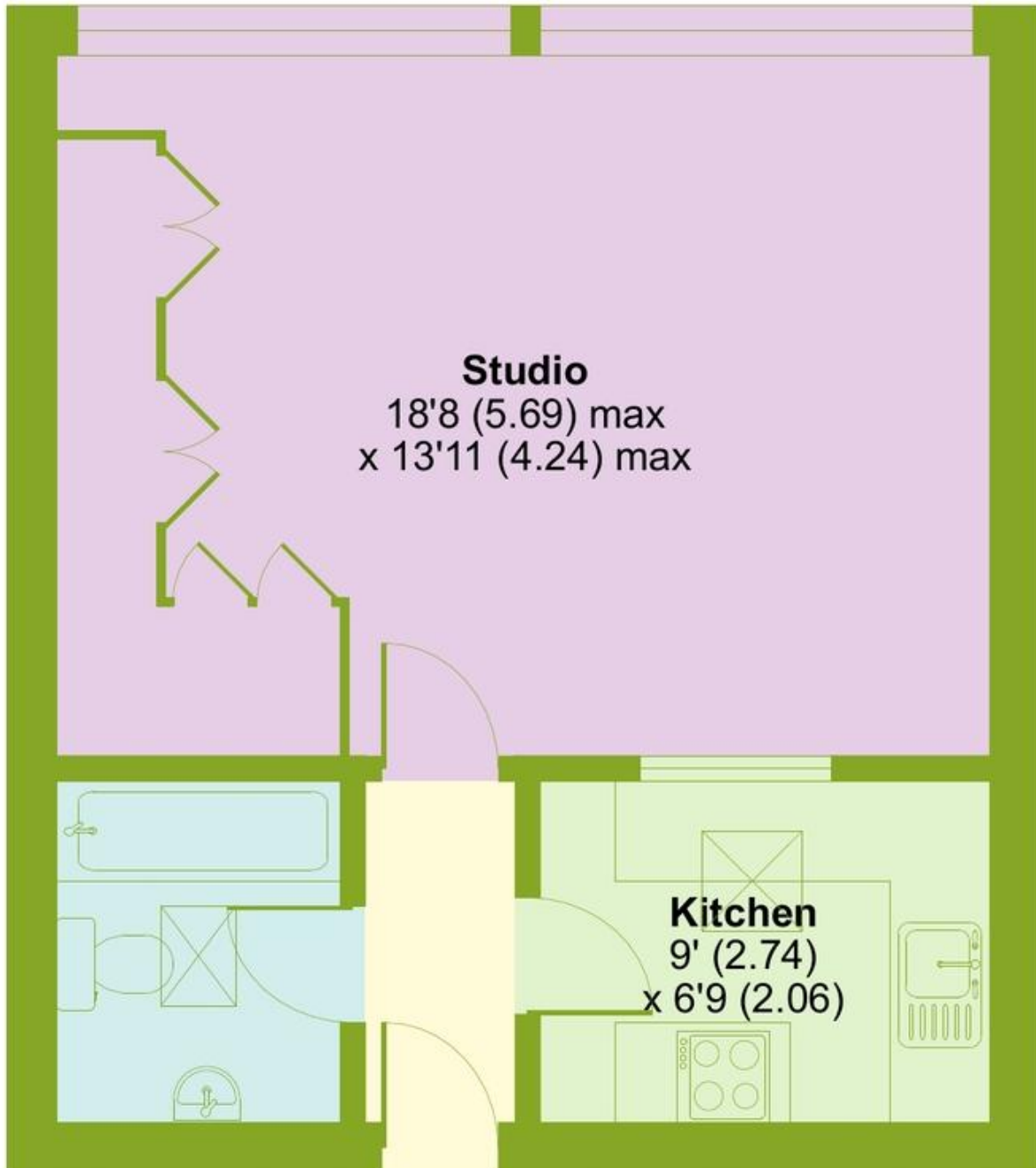


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Maidstone Road, London, N11

Approximate Area = 399 sq ft / 37.1 sq m

For identification only - Not to scale

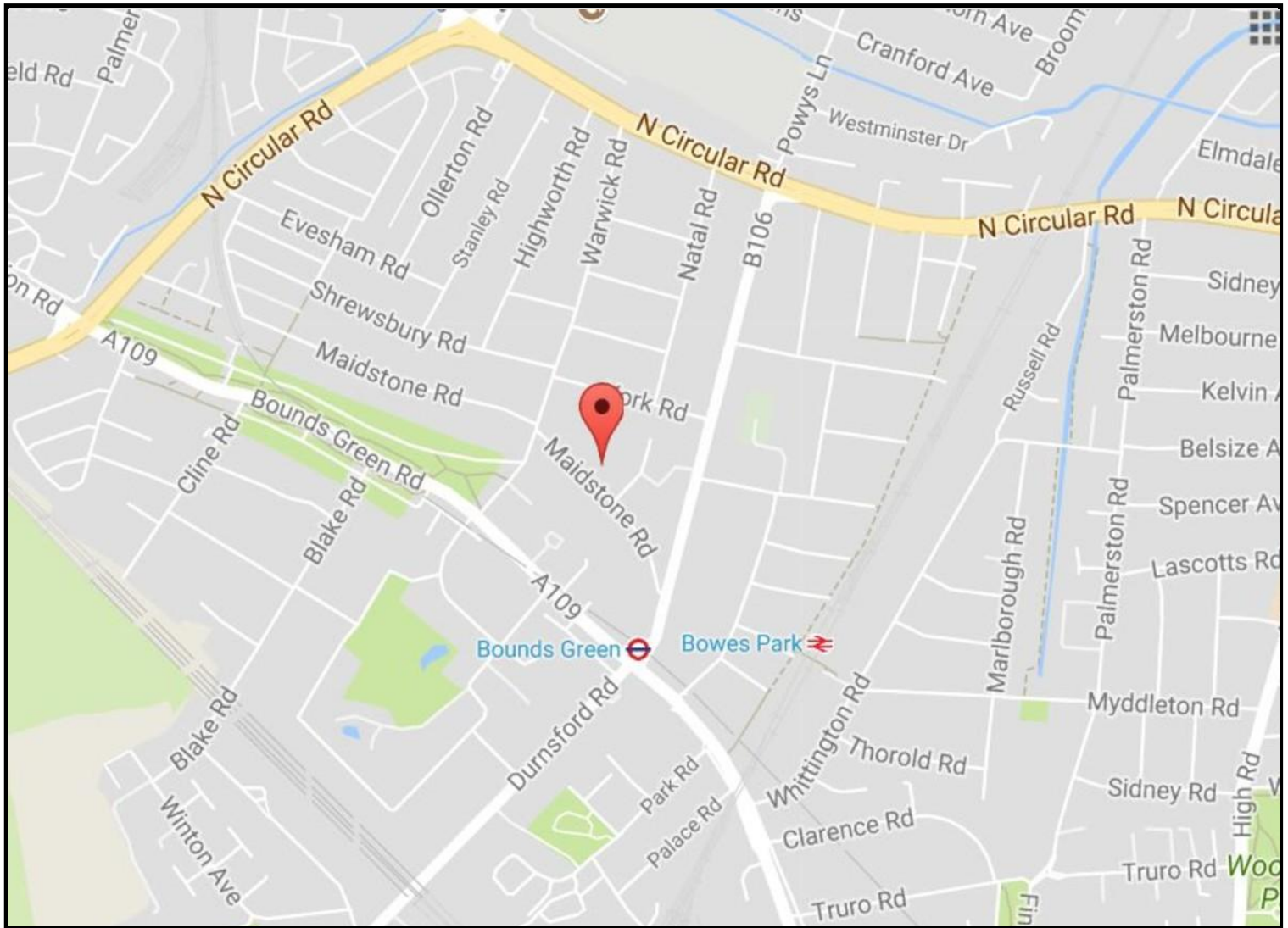


## THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1121171





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>80 C</b>
55-68	<b>D</b>	<b>56 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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