



Russell Road, N13 4RS

£355,000 LEASEHOLD

A rare opportunity to acquire this one-bedroom ground-floor flat within an Edwardian conversion, offering immense potential for customization and enhancement. The property features a spacious lounge, a kitchen diner, a bathroom, and a rear-facing double bedroom. While the apartment requires some work, it presents an ideal opportunity for a first-time buyer or investor seeking to personalize and add value to the property. Conveniently located near both Bounds Green Tube and Bowes Park Railway stations, this flat offers easy access to transportation links, ensuring convenience for daily commuting. Don't miss the chance to make this blank canvas your own and create the home of your dreams in this sought-after Edwardian conversion.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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.

Russell Road, London, N13

Approximate Area = 514 sq ft / 47.8 sq m

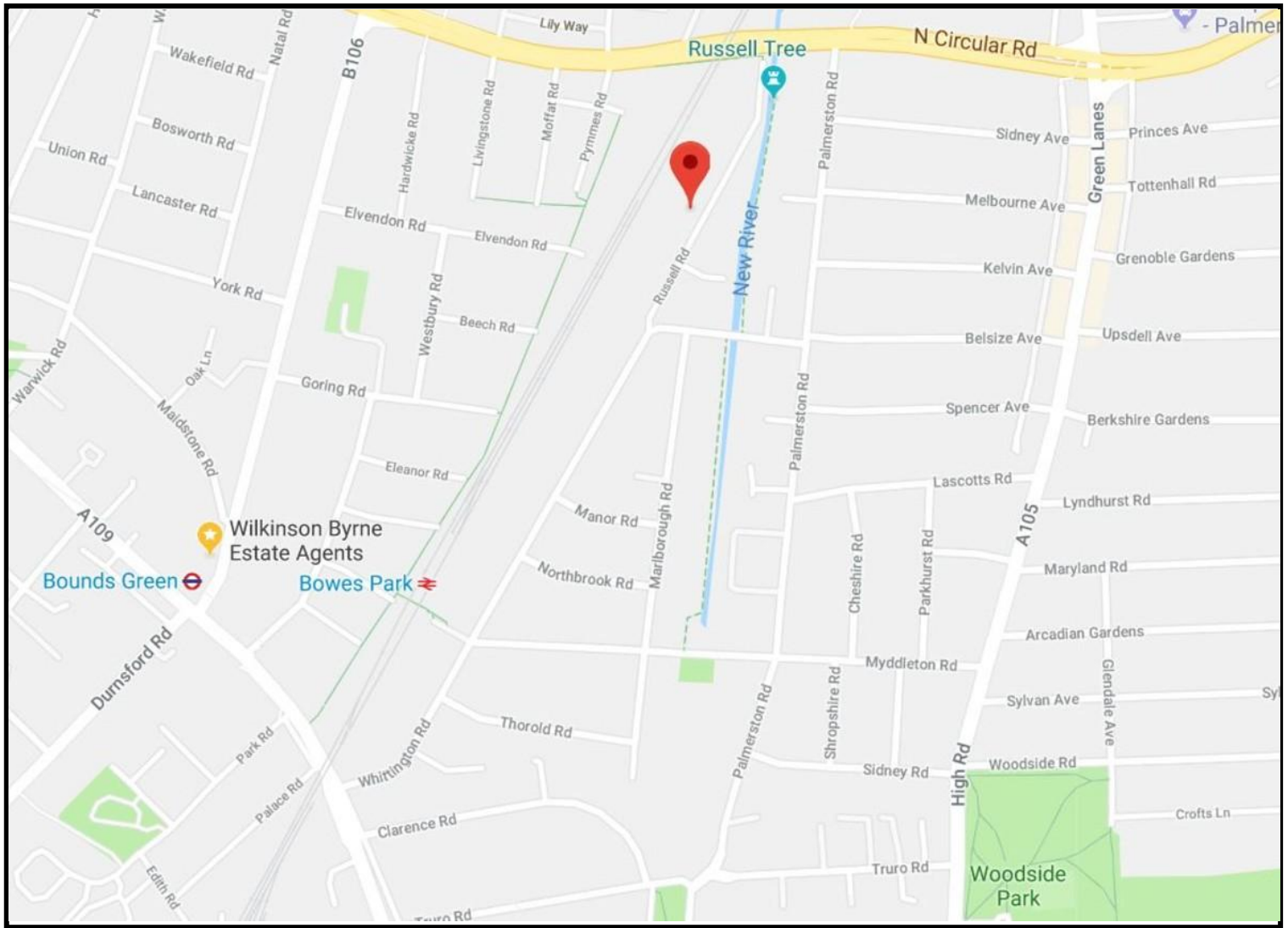
Limited Use Area(s) = 15 sq ft / 1.5 sq m

Total = 531 sq ft / 49.3 sq m

For identification only - Not to scale



Denotes restricted
head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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