



Brownlow Road, N11 2BH

£375,000 LEASEHOLD

Discover this fantastic opportunity to own a well-proportioned, purpose-built three-bedroom flat situated on the first floor of a highly sought-after 1930's block in the heart of Bounds Green. Perfectly positioned between Bounds Green Tube and Bowes Park Railway stations, this location offers unparalleled convenience for commuting and access to local amenities. This charming property features a spacious 16' lounge perfect for relaxing or entertaining guests, a well-designed fitted kitchen with modern appliances, three ample bedrooms ideal for family living or home office setup, and a stylish, contemporary bathroom designed for comfort and ease. Additional benefits include an entry phone system for added security, as well as gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Don't miss out on this excellent home in a prime location. Contact us today to arrange a viewing.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



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 no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of 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.



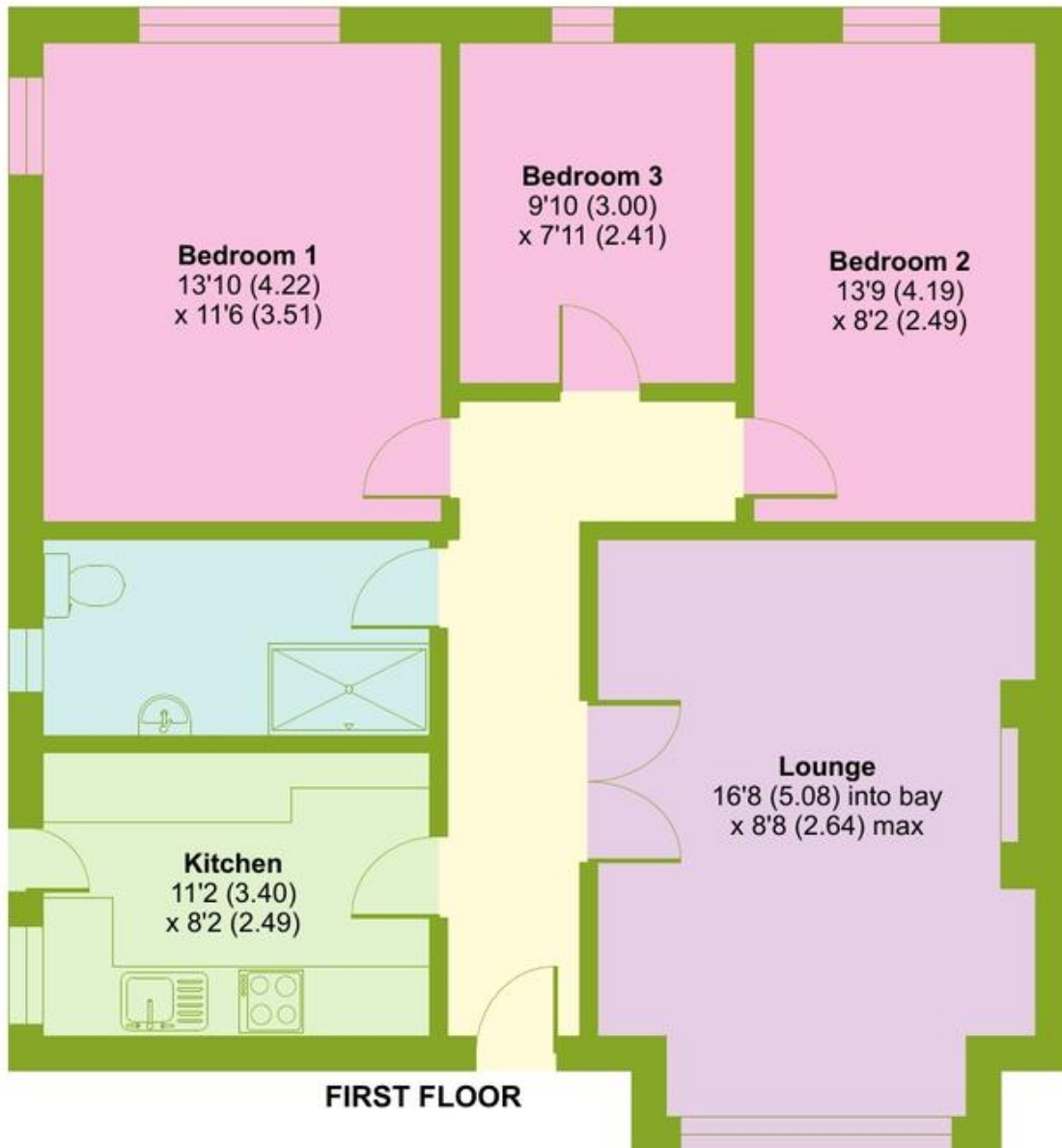


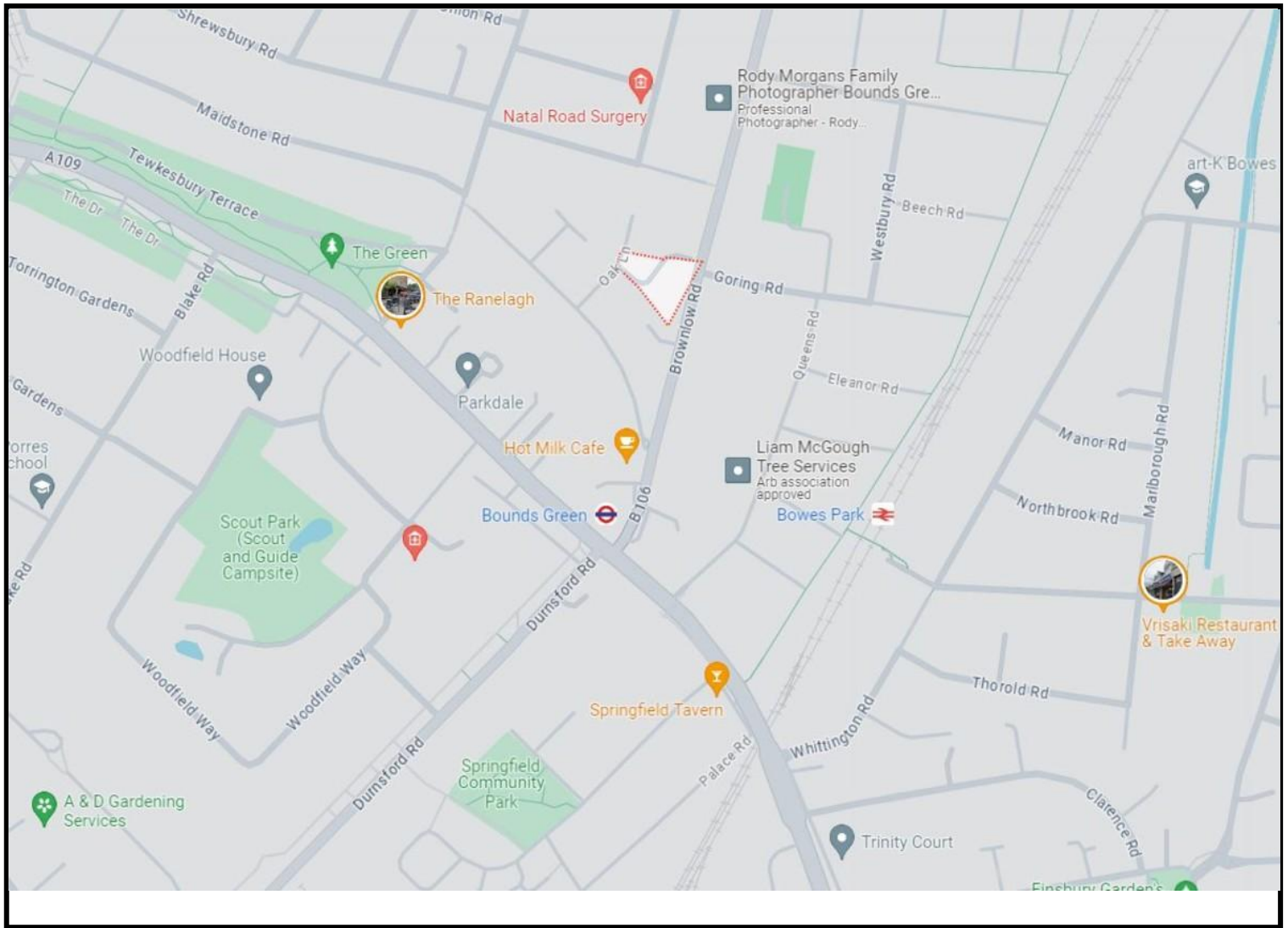
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Brownlow Court, Brownlow Road, London, N11

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bouds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900
boudsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022
turnpikelane@wilkinsonbyrne.com