

Nightingale Road, N22 8PP

£1,450 pcm

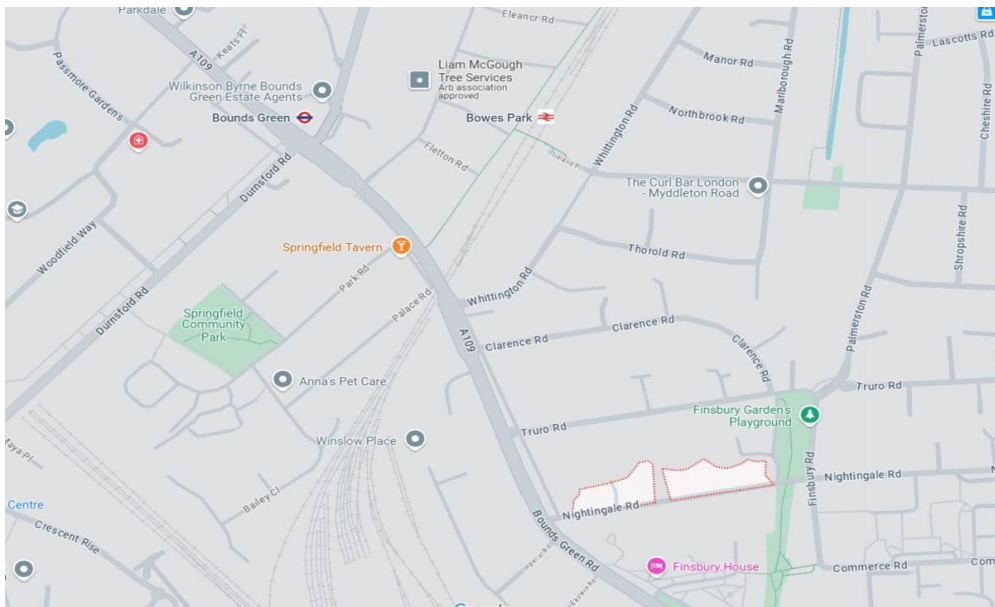
A one bedroom ground floor flat in a period conversion, the property is well presented a large reception room, a fitted kitchen leading out onto a garden. The flat has had a brand new modern bathroom fitted. At the rear is a large double bedroom, the property benefits from having double glazing and gas central heating. The flat is within a short distance to Bounds Green tube and Bowes Park BR station and is available from early December 24.



T: 0208 888 0022 E: turnpikelane@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 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.





Bounds Green Office

**3 Latham Court
Brownlow Road
London N11 2ES**

0208-365-8900

boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office

**8 Turnpike Parade
Green Lanes
London N15 3EA**

0208-888-0022

Turnpikelane@wilkinsonbyrne.com