



wilkinsonbyrne

Residential Sales | Lettings & Management



**Bowes Road, N13 4SB**

**£350,000 sof**

A two bedroom ground floor converted flat for sale with share of freehold. The property benefits from having use of a garden, being double glazed and gas central heated, it also has laminate wood flooring. The property is within half a mile to Bounds Green Tube and Bowes Park railway stations.

T: 0208 365 8900 E: [boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com) W: [www.wilkinsonbyrne.com](http://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.

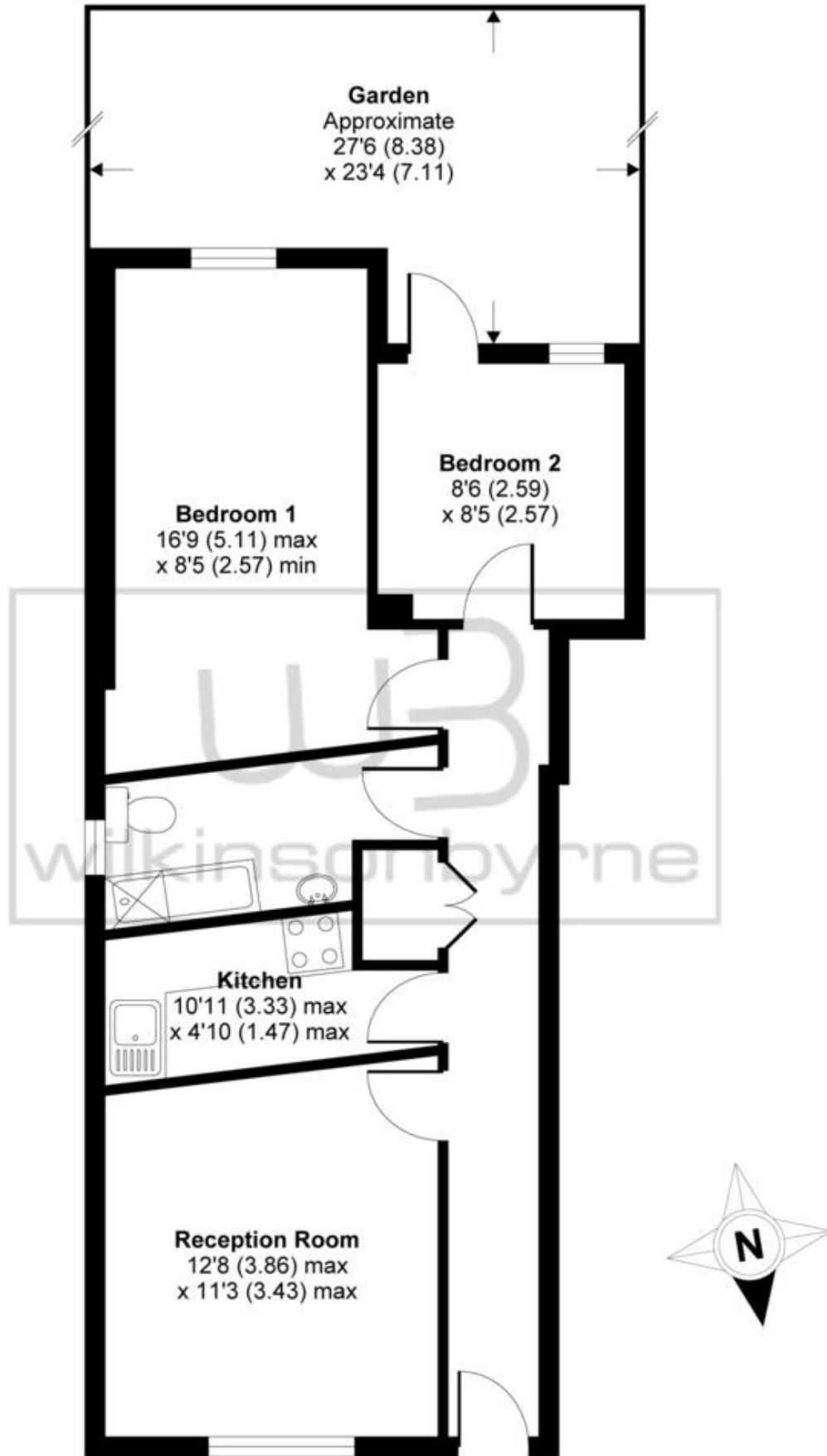




These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

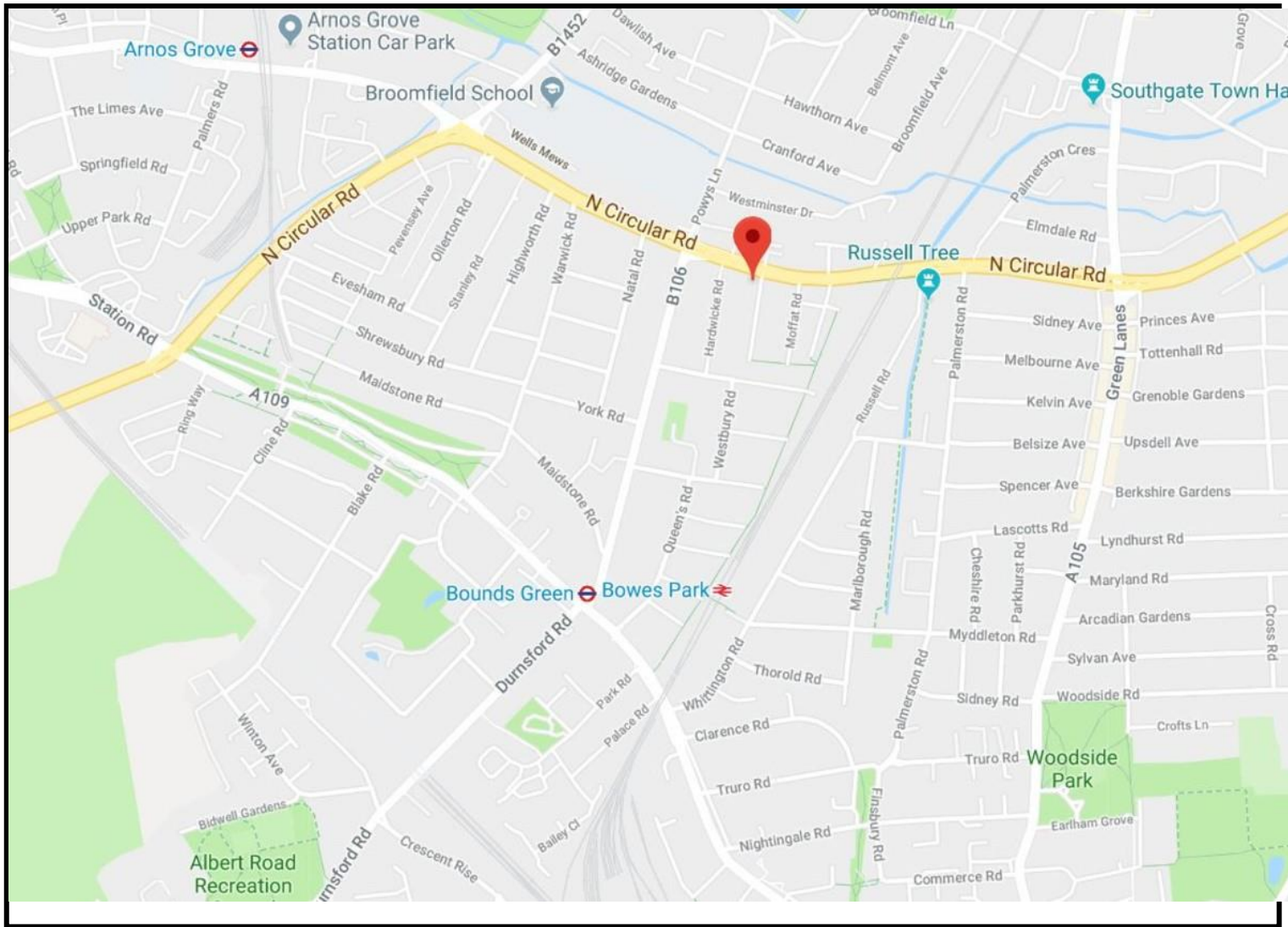
# Bowes Road, London, N13

APPROX. GROSS INTERNAL FLOOR AREA 559 SQ FT 51.9 SQ METRES




**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC 

Bounds Green Office  
 3 Latham Court  
 Brownlow Road  
 London N11 2ES  
 0208 - 365 - 8900  
[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

Turnpike Lane Office  
 8 Turnpike Parade  
 Green Lanes  
 London N15 3EA  
 0208 - 888 - 0022  
[turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com)