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Residential Sales | Lettings & Management



## Boundary Road, N22 6AD

**£535,000 LEASEHOLD**

Converted from the first floor of this stunning Edwardian end-of-terrace house is this beautiful three bedroom split level apartment occupying over 1100 Sq Ft of living space. The property has recently been refurbished to a high standard providing a flair of sophistication and style throughout which is perfect for a young couple or family. Benefits include a spacious open plan reception/kitchen, three double bedrooms with two of the bedrooms benefitting from an en-suite, study room, stylish family bathroom and a stunning roof terrace with views of Belmont Park. Boundary Road is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to Turnpike Lane and Wood Green Underground Station and multiple bus routes. The iconic Westbury Gastro Pub and Restaurant (Westbury Avenue) as well as the green open spaces of Belmont Park with access to both Lordship Recreation grounds and Downhill's Park are all close by.

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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.

# Boundary Road, London, N22

APPROX. GROSS INTERNAL FLOOR AREA 1155 SQ FT 107.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Denotes restricted head height

SECOND FLOOR

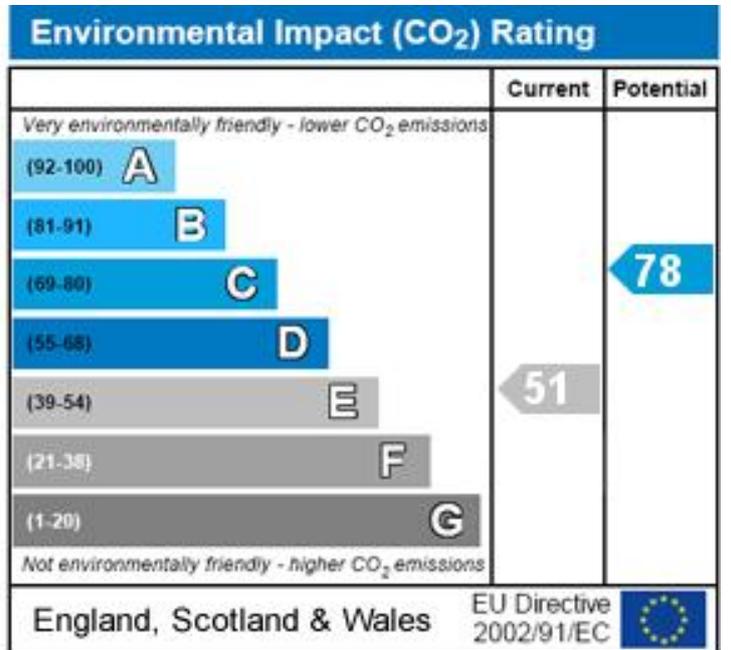
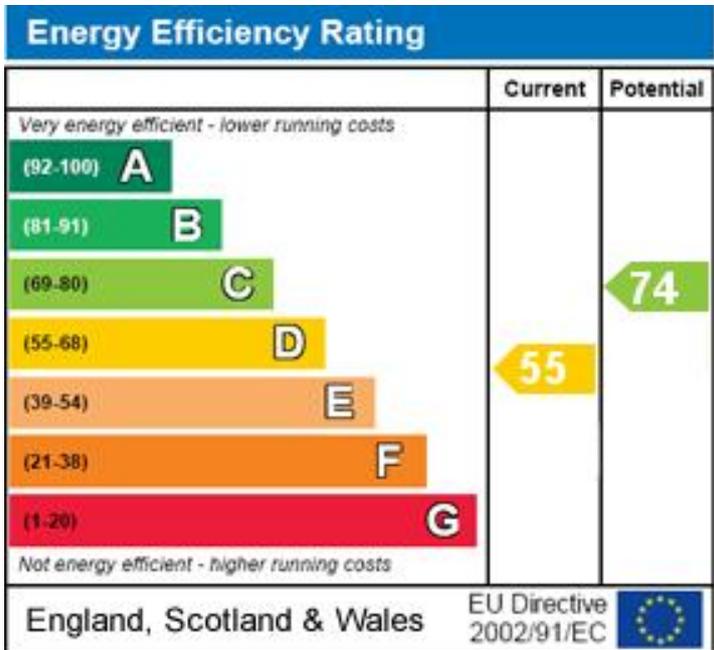


FIRST FLOOR



GROUND FLOOR





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