



BEAUTIFULLY APPOINTED TWO-BEDROOM CONTEMPORARY STYLED FIRST FLOOR CONVERTED APARTMENT. The internal accommodation comprises; a 14' fitted kitchen/diner with integrated appliances, large frontal lounge/reception room, contemporary styled bath/shower room/WC. The property would ideally suit discerning purchasers looking for a 'ready to move into' home of quality that offers something different, yet is accessible to all amenities including Bowes Park National Rail & Wood Green tube stations (20/25 Mins City/West End) and the extensive & varied shopping facilities of Myddleton Road itself. POTENTIAL TO EXTEND INTO THE LARGE LOFT SPACE. - CHAIN FREE.

**Myddleton Road, Bowes Park, N22**

**£495,000 Share of Freehold**

HOBARTS ESTATE AGENTS

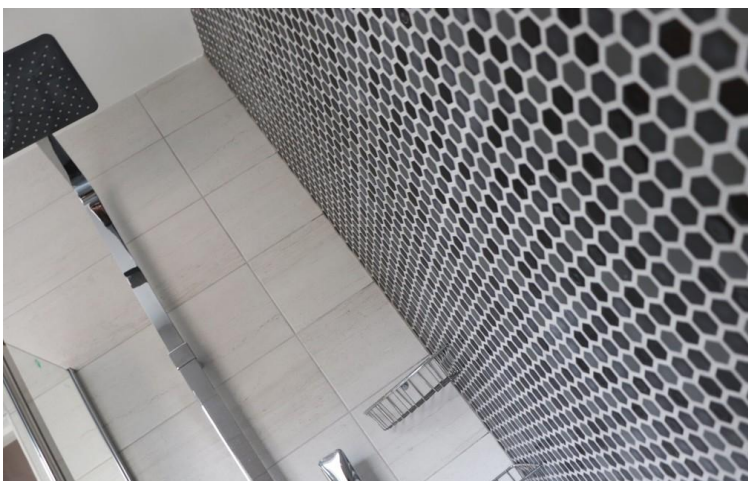
3 Crescent Road, Alexandra Park, London, N22 7RP

[sales@hobartsproperty.co.uk](mailto:sales@hobartsproperty.co.uk)

[www.hobarts.co.uk](http://www.hobarts.co.uk)

0208 889 4322





- Two-Bedrooms
- Upper Floor Security
- UPVC Double Glazed Windows
- (20/25 Mins City/West End)
- SHARE OF FREEHOLD
- 14' Fitted Kitchen/Diner
- Contemporary Styled Bath/Shower Room/WC
- Close Bowes Park Rail/Wood Green Tube Stations
- 24 Hour Bus Route to Central London
- LOFT SPACE POTENTIAL

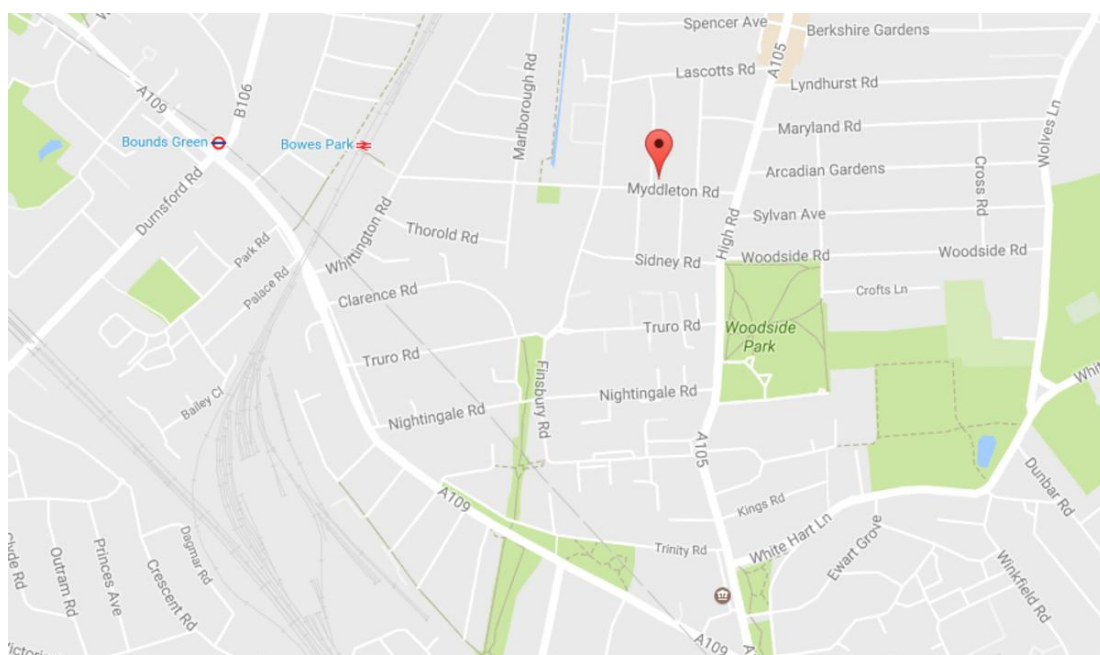
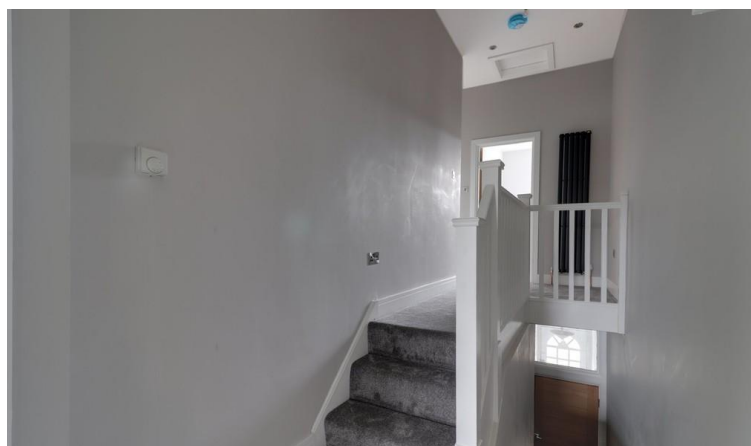
Myddleton Road



Approx. Gross Internal Area: 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance  
only and must not be relied upon as a statement of fact.  
(c) Peninsula Surveys Ltd





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		

**Tenure:**  
Share of Freehold

**Ground rent:**  
N/A

**Service Charges:**  
N/A

**Local Authority:**  
Haringey London  
Borough Council

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
020 8889 4322

**Contact:**  
3 Crescent Road  
London N22 7RP

[sales@hobartsproperty.co.uk](mailto:sales@hobartsproperty.co.uk)  
[www.hobarts.co.uk](http://www.hobarts.co.uk)

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.