



Arnold Court, N22 8DJ

£449,995 SHARE OF FREEHOLD

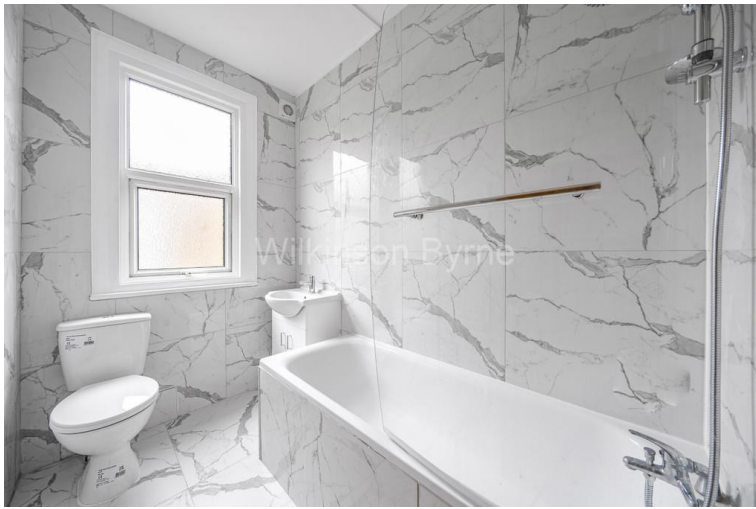
This first-floor two-bedroom apartment offers an excellent opportunity to own a charming property in the vibrant community of Bowes Park. Its prime location within walking distance to both Bounds Green underground and Bowes Park B.R. stations ensures easy access to transportation links, making commuting a breeze. The apartment has been well maintained and is in excellent condition, including a fresh coat of paint throughout. Upon entering, you'll be greeted by a spacious reception area. The two bedrooms provide comfortable accommodation, while the brand new bathroom adds a touch of modern luxury. A fully fitted kitchen Dinner leading to stairs that provide access to its own section of the garden. Offered on a chain-free basis, this property presents a hassle-free opportunity for prospective buyers. Whether you're a first-time buyer, downsizer, or investor, this apartment is sure to impress with its convenient location, well-maintained condition, and attractive features.

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.

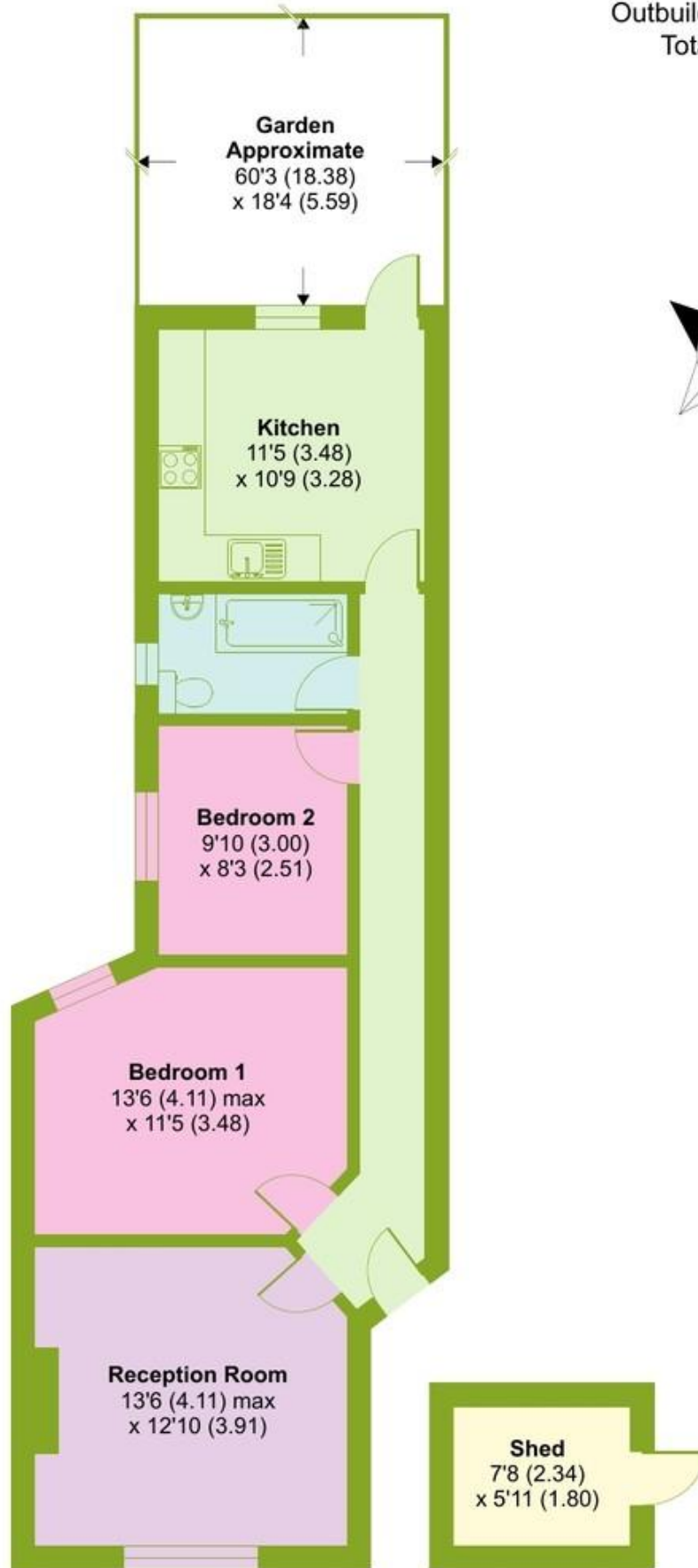
Arnold Court, Truro Road, London, N22

Approximate Area = 689 sq ft / 64 sq m

Outbuilding = 46 sq ft / 4.3 sq m

Total = 735 sq ft / 68.3 sq m

For identification only - Not to scale

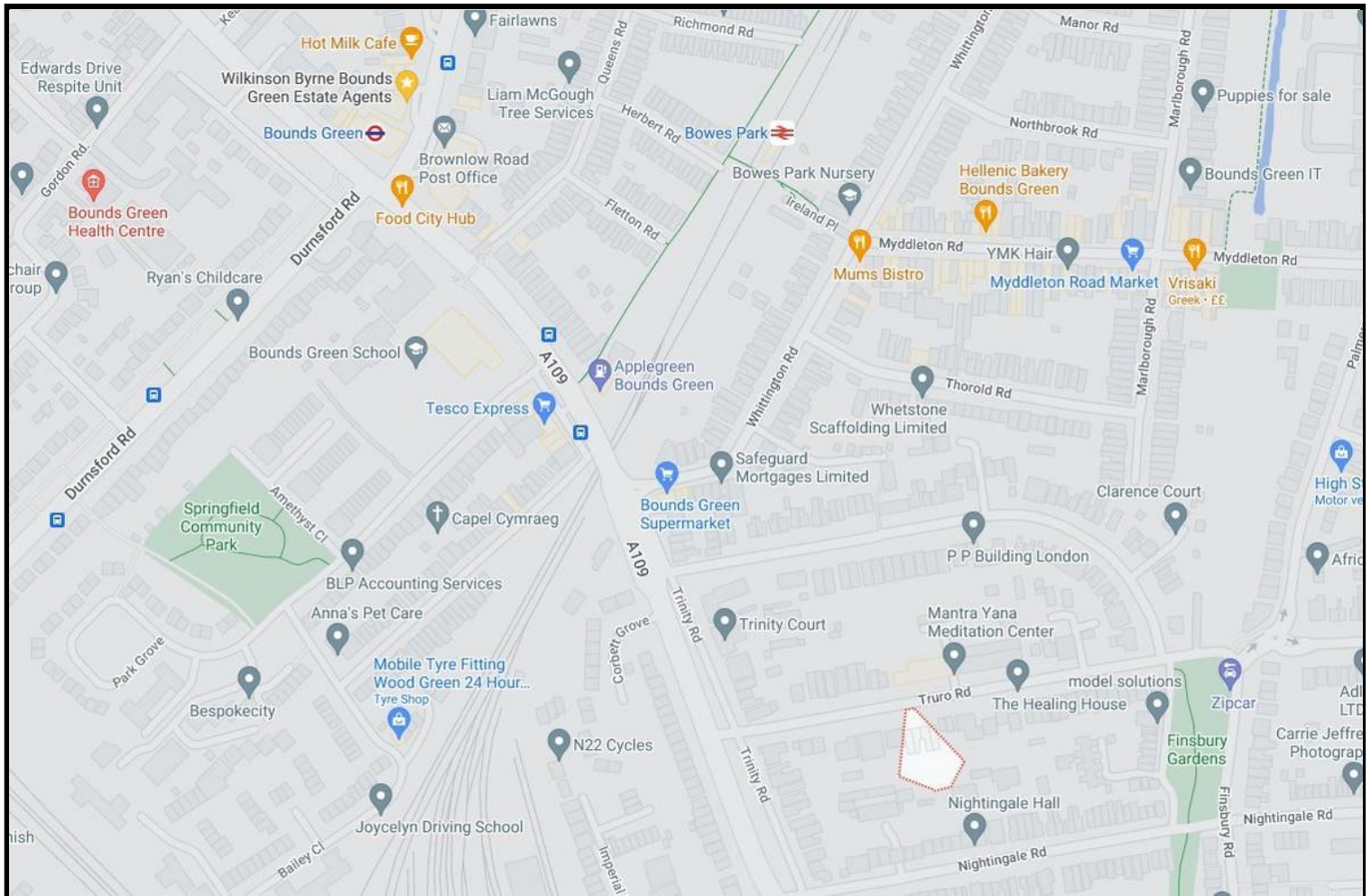


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1101354





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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