



Palmerston Road, N22 8QX

£799,995 FREEHOLD

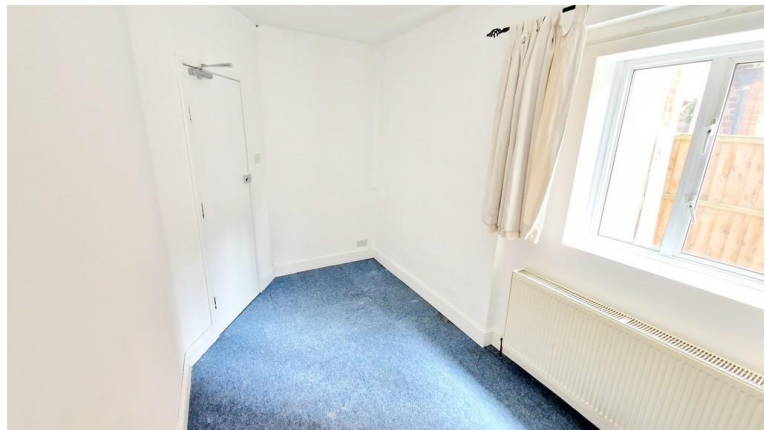
Presenting a unique chance to return this expansive five-bedroom, three-reception Edwardian house to its former grandeur. This distinguished family home features off-street parking for two cars and a remarkable 87-foot garden, with endless potential for renovation and extension to maximize its size and appeal. Nestled in one of North London's most desirable areas, Bowes Park, this residence combines spacious living with a fantastic location close to excellent amenities. This is a rare find for those seeking a spacious family home with character and charm—don't miss the opportunity to make it your own.

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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.





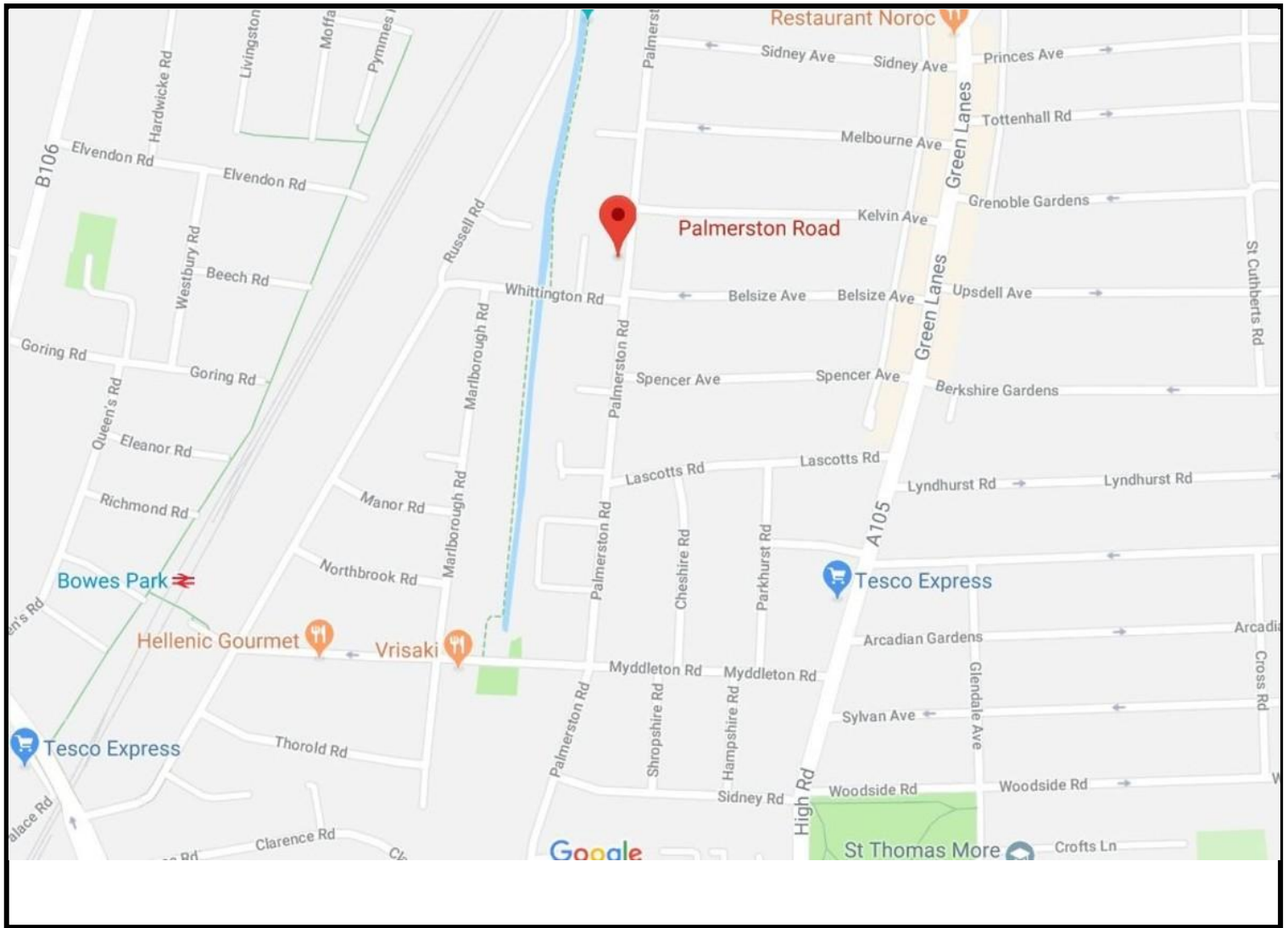
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Palmerston Road, London, N22

Approximate Area = 1697 sq ft / 157.6 sq m

For identification only - Not to scale





| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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