



## Warwick Road, N11 2SB

£2,350 pcm

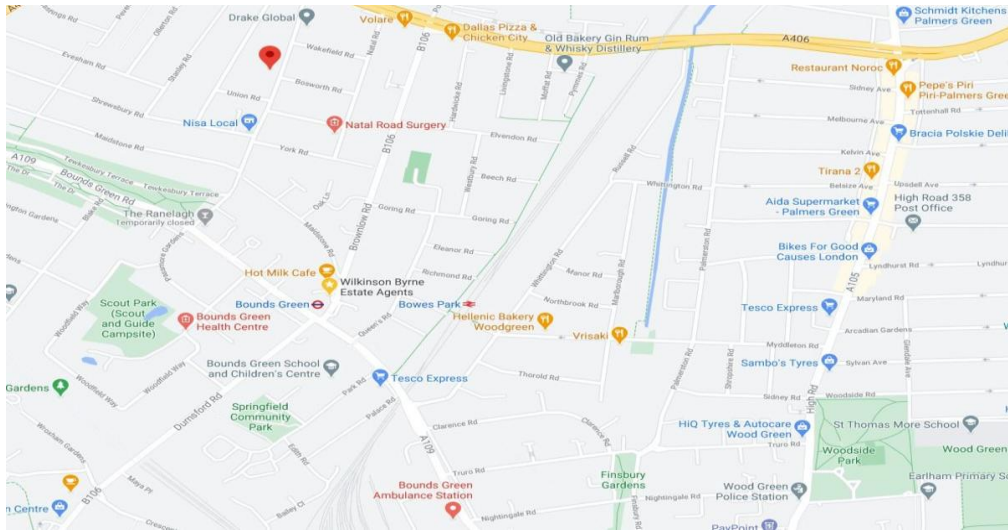
A superb three bedroom house to rent in the heart of Bounds Green, within walking distance to the Bounds Green underground station and Bowes Park railway stations. The House has just been redecorated and to a high standard including new carpets. Benefits from gas central heating, two reception rooms which have been made into a through lounge, modern bathroom and kitchen and has use of its own garden. The property is offered on an unfurnished basis. Available immediately.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

T: 0208 888 0022 E: [turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@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 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.





**Bounds Green Office**  
**3 Latham Court**  
**Brownlow Road**  
**London N11 2ES**  
**0208-365-8900**

**Turnpike Lane Office**  
**8 Turnpike Parade**  
**Green Lanes**  
**London N15 3EA**  
**0208-888-0022**

[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

[Turnpikelane@wilkinsonbyrne.com](mailto:Turnpikelane@wilkinsonbyrne.com)