

# WILKINSON **BYRNE**

ESTATE AGENTS



Boundary Road, N22 6AE

**£750,000 FREEHOLD**

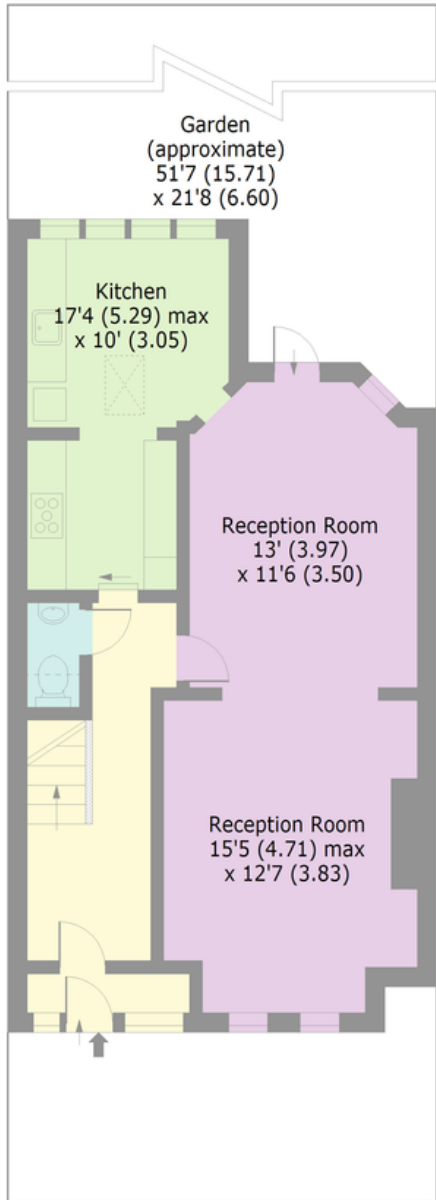
A stunning three bedroom mid-terraced family house situated on one of the more desirable roads in the area. The property has been tastefully decorated by the current owners with a contemporary feel throughout, while also keeping some of the properties original period character, including tessellated floor tiles in the entrance hall. The ground floor features a through lounge with access to a 50ft approx. rear garden as well as an extended kitchen/diner which is perfect for entertaining guests and family. The ground floor also benefits from a downstairs cloakroom. The first floor boasts three bright bedrooms and a family size bathroom. 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 both Lordship Recreation grounds and Downhill's Park are all close by.



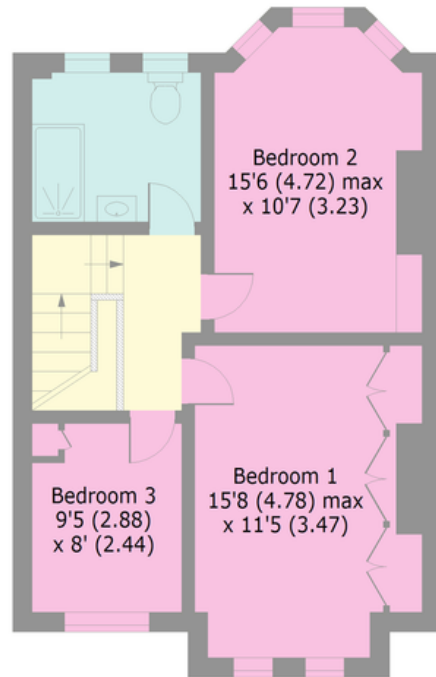


**Boundary Road, N22**

Approx. Gross Internal Area 1258 Sq Ft - 116.87 Sq M



**GROUND FLOOR**



**FIRST FLOOR**





3



Bedrooms

2



Receptions

1



Bathrooms

Yes



Garden

**Tenure:**  
Freehold

**Energy Efficiency Rating:**  
53

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