VILKINSONBYRNE estate agents





Palace Road, N11 2PU

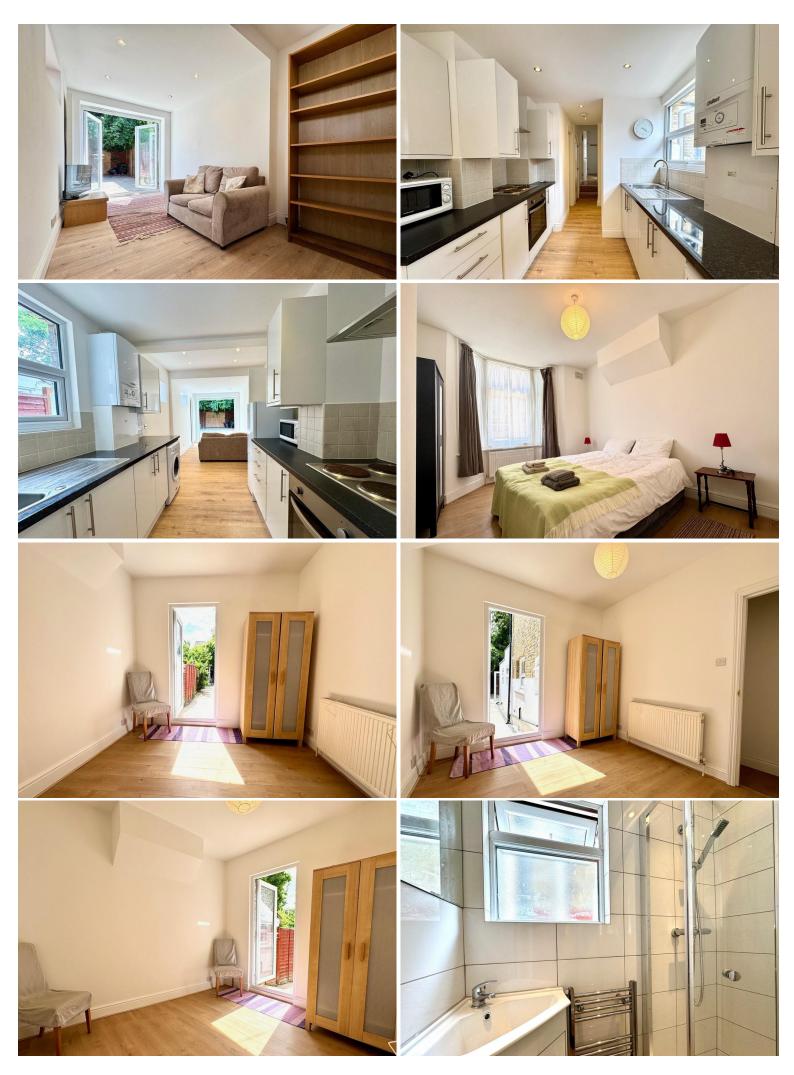
£465,000 LEASEHOLD

A fantastic opportunity to acquire this 2 double bedroom bright and airy ground floor Victorian Conversion in Bounds Green with a SOF. This well presented property boasts two spacious double bedrooms, down the corridor a full bathroom suite, an open plan kitchen / Reception room leading out to a paved garden. Perfectly Located close to coveted local schools, amenities and with ample transport links including tube and railway lines.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

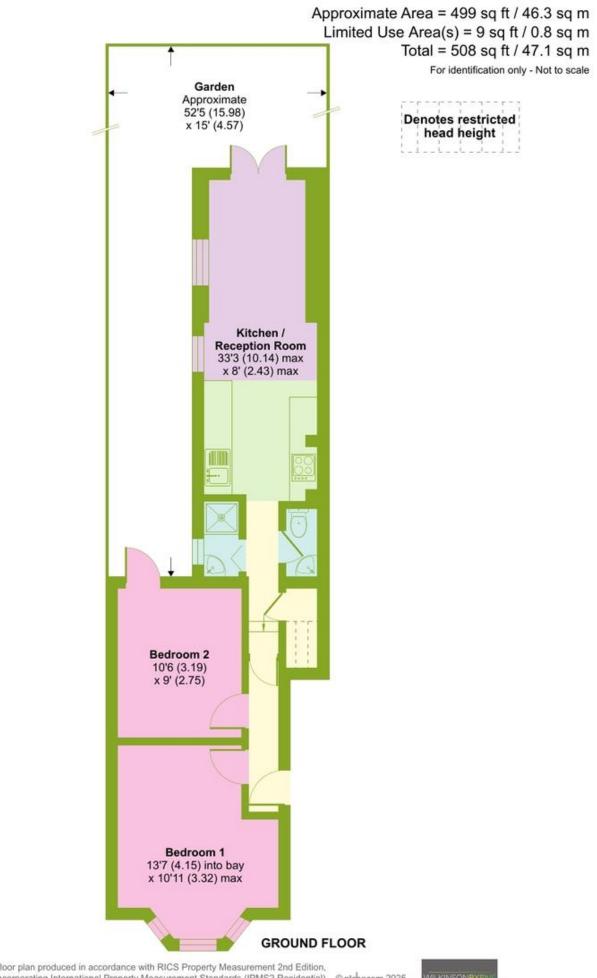
The Property Ombudsman The Property Mindescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, lictures on fittings on services and so cannot confirm that 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 offers. Photographs are provided for illustration purposed 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.





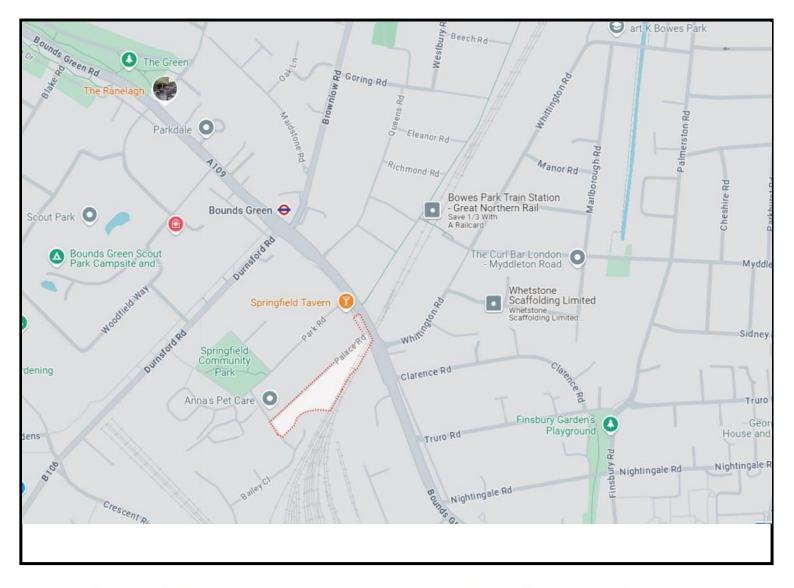
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

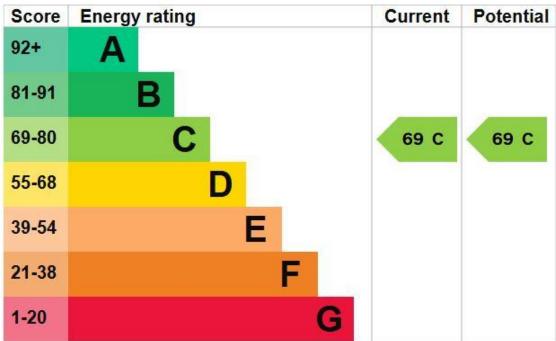
Palace Road, Bounds Green, London, N11



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for Wilkinson Byrne. REF: 1281042







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