

CASH BUYERS ONLY* ONE/TWO BEDROOM FIRST-FLOOR CONVERTED FLAT WITH DIRECT ACCESS TO ITS OWN REAR GARDEN** (in need of updating and redecorating) The accommodation comprises; shared front door to lobby area, own front door with stairs leading up to the first-floor landing area, large front bedroom/reception, additional double bedroom, and towards the rear there is a reception room/dining area, a bath/shower room, and a kitchen/utility area with stairs leading down to a good size private garden. The property is ideally located for Bowes Park National Rail and Bounds Green Tube Stations, both providing easy access to central London (25 Mins City/West End). * POTENTIAL TO EXTEND INTO THE LARGE LOFT SPACE - SUBJECT TO THE USUAL CONSENTS ETC. ****

Beech Road, Bounds Green, N11 2DA

£325,000 Leasehold

HOBARTS ESTATE AGENTS

3 Crescent Road, Alexandra Park, London, N22 7RP

sales@hobartsproperty.co.uk

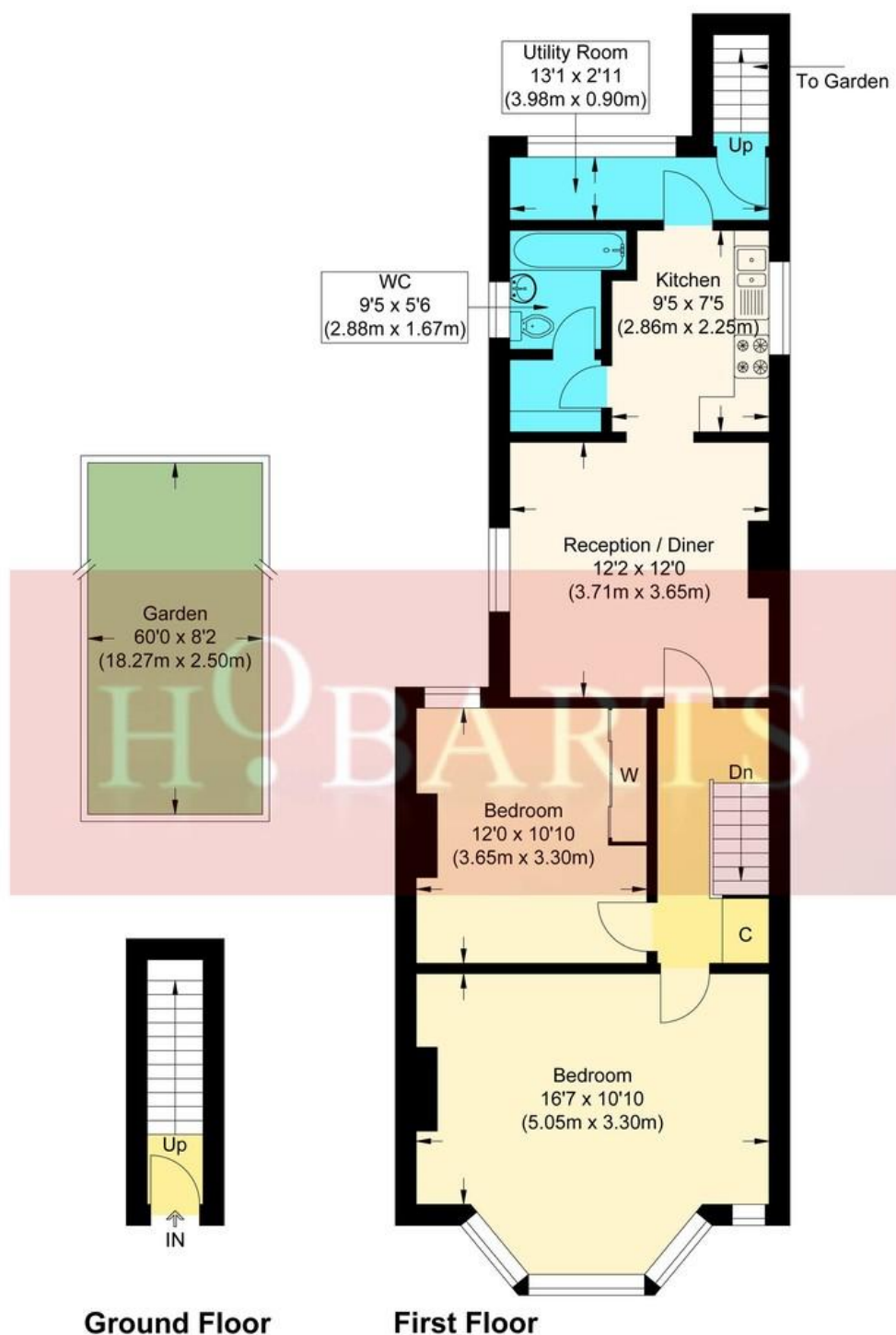
www.hobarts.co.uk

0208 889 4322



- Optional One/Two Bedroom Layout
- First Floor Security
- Bath/Shower Room/WC
- Large Front Reception (Optional Main Bedroom)
- 20/25 Mins City/West End

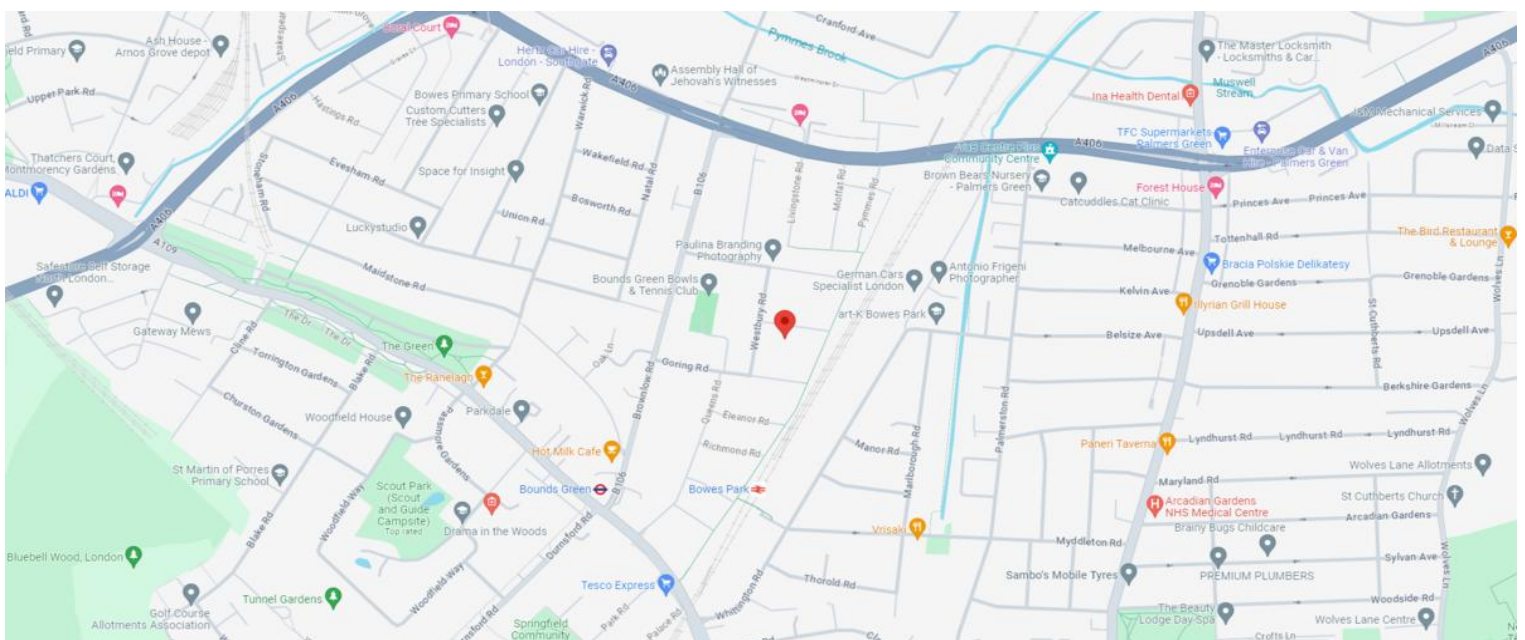
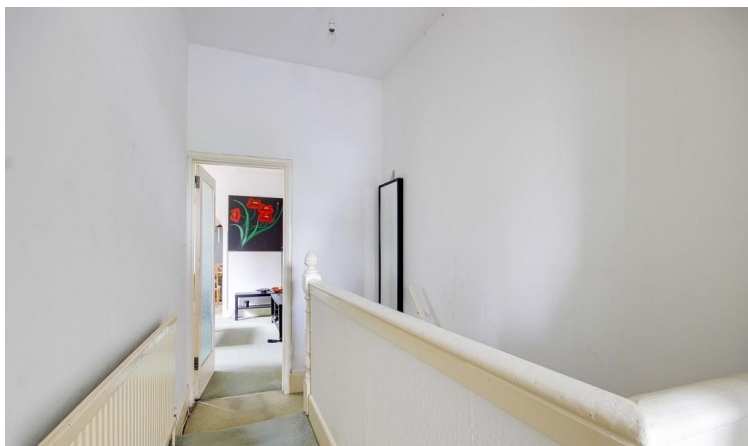
- Direct Access Via Stairway to Own Rear Garden
- Central Reception/Morning Room
- Close to Shops and Amenities
- Chain-Free
- LOFT SPACE POTENTIAL - SUBJECT TO THE USUAL CONSENTS ETC.



Beech Road, N11

Approximate Gross Internal Floor Area : 71.8 sq m / 772.84 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



EPC TBC

Tenure:
Leasehold

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
020 8889 4322

Ground rent:
TBC

Service Charges:
TBC

Contact:
3 Crescent Road
London N22 7RP

Local Authority:
Enfield London Borough
Council

sales@hobartsproperty.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.