



Gordon Road, N11 2PN

£400,000 SHARE OF FREEHOLD

A wonderful opportunity to acquire this charming one-bedroom ground floor flat in an Edwardian conversion in a sought after road in Bounds Green, offering a spacious living area filled with natural light, a modern fully-fitted kitchen, a comfortable double bedroom with ample storage, and a stylish shower cubicle with high-quality fixtures. This well-presented property also features its own private garden, complete with a summer house/office space, perfect for working from home or relaxing outdoors. Situated in a sought-after location with easy access to local amenities and Bounds Green Underground Station (Piccadilly Line). Don't miss the opportunity to make this delightful flat your new home—contact us today to arrange a viewing.

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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 no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted 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 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.

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Approximate Area = 550 sq ft / 51 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 627 sq ft / 58.1 sq m

For identification only - Not to scale

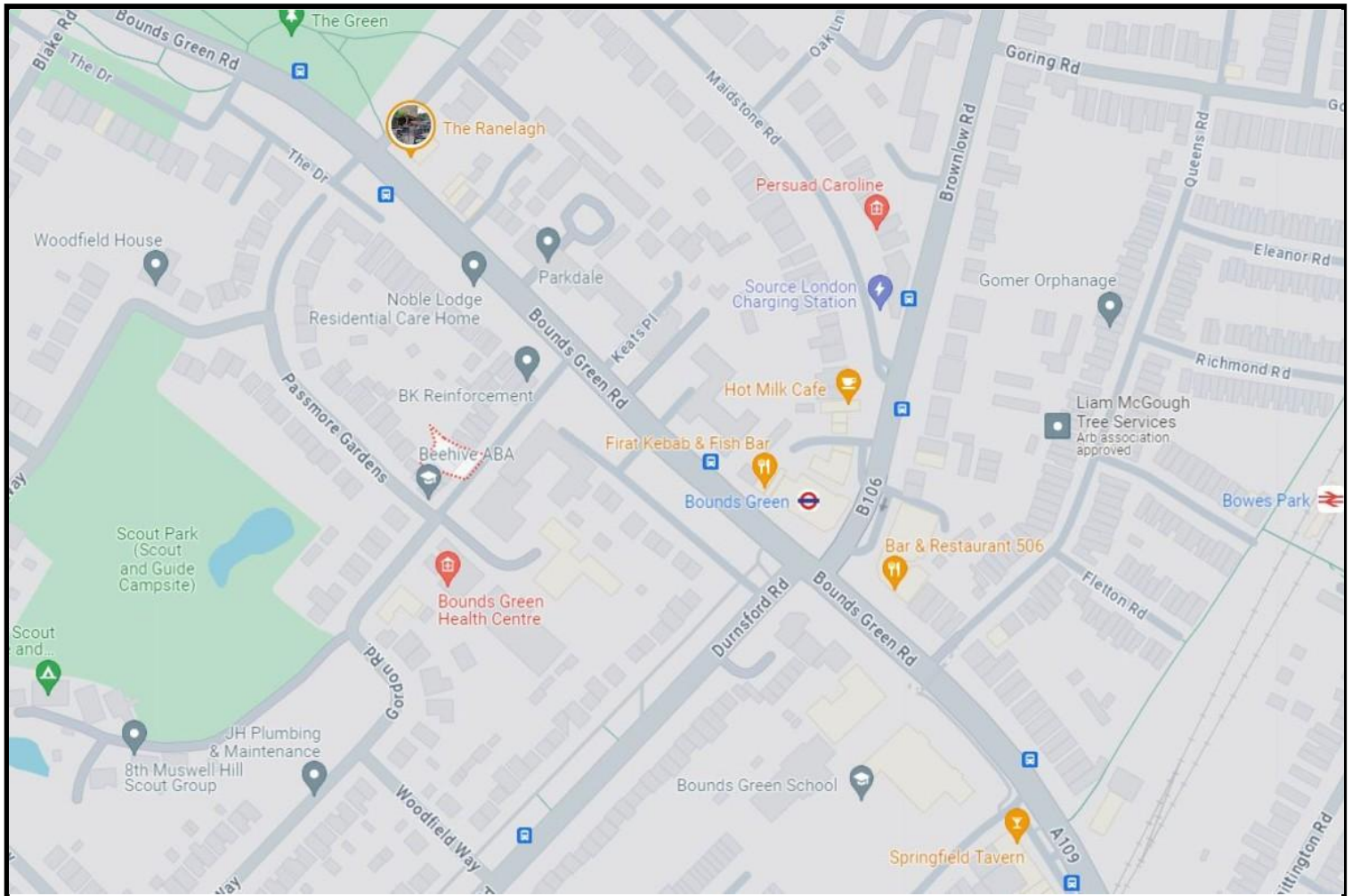


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1162232





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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