



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

GORING ROAD BOUNDS GREEN



SOLD

REF: 1683338

1 Bed, Conversion Apartment, Permit Parking

Excellent Transport Links - Chain Free - 1 Bedroom Split Level - Ground Floor -

A unique one bedroom Maisonette located within walking distance of both Bounds Green Tube Station and Bowes Park British Rail Stations. The property comprises a open plan Living room/kitchen area on the lower floor with a bedroom with walk in wardrobe and modern white bathroom suite on the ground floor. Ideal first time purchase or buy to let opportunity. Chain Free sale. Please call the helpful sales team to book a viewing on 0207 704 5788.

Train/Tube - Bounds Green, Arnos Grove, Palmers Green, Wood Green

Local Authority/Council Tax - Enfield

Tenure - Leasehold

ludlowthompson



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Exterior



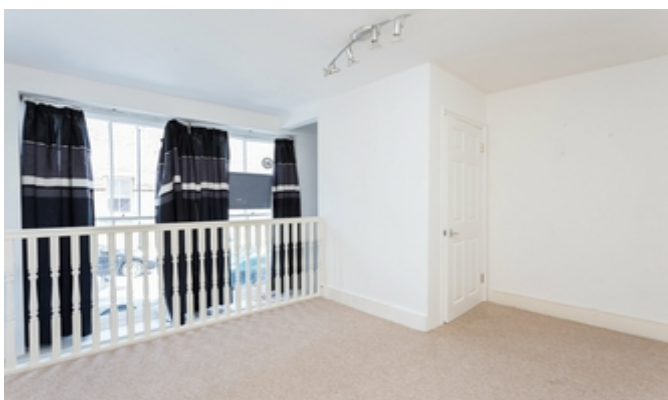
Kitchen



Reception / Kitchen



Bedroom



Bedroom Alt Angle



Bedroom Alt Angle



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Bathroom



Exterior



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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Exterior

Kitchen

Reception / Kitchen

Bedroom

Bedroom Alt Angle

Bedroom Alt Angle

Bathroom

Exterior

Tenure Details

Tenure - Leasehold

Lease Expires - 133 years

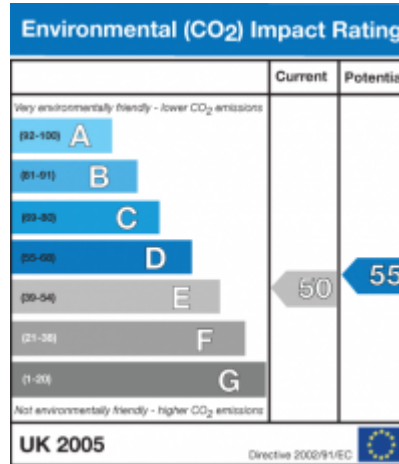
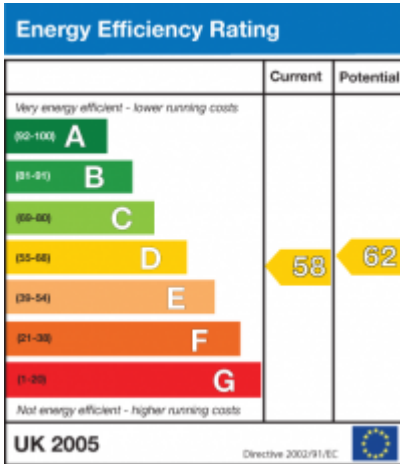
Service Charges - £1330 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 1683338

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.