



BOUNDARY ROAD, N22
£665,000 LEASEHOLD

3 BED APARTMENT

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DESCRIPTION:

Total accommodation measures approx.1217 sq. ft. over two floors.

This generously proportioned split level duplex apartment arrives onto the market in excellent order throughout having been well looked after by our clients.

Set within an attractive brick fronted Edwardian house next door to the green spaces of Belmont Park, the property offers a light and practical living space with the added bonus of a wonderful, south-facing private terrace with far reaching views of the park, properties of this nature are a rare find in this area and present a great purchase

opportunity.

Accommodation comprises - communal entrance and hallway with door to flat. Stairs up to first floor with large hallway providing access to open plan kitchen reception to front of building, study, double bedroom with en suite, another double bedroom, main bathroom, lobby area leading to private terrace to rear. The top floor occupies a generous principal bedroom with another en suite shower room as well as a walk-in wardrobe, this room also affords beautiful views of the park.

Piccadilly Line Zone 3 Underground Station at Turnpike

Lane is just 7 minutes' walk around the corner (0.4 mile) . Belmont Infant and Junior Schools are both within a short stroll.

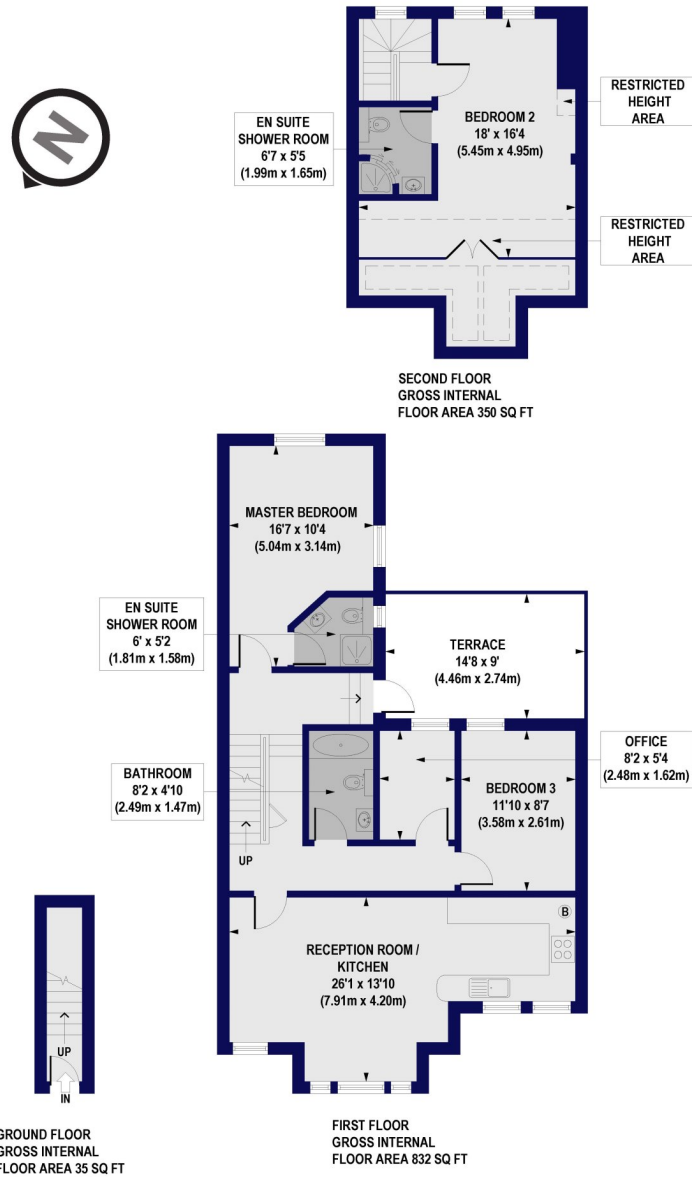
You will be able to take your pick from a multitude of food and drink venues in the local vicinity including The Westbury Pub & Restaurant moments away on Westbury Avenue, this place has gone from strength to strength after being taken over by new management a few years ago and has become a firm favourite within the local community, there's the Downhills Park community café' which brings the locals together throughout the year, the park itself is beautiful and is just around the corner from the property, not to mention Green Lanes Harringay,



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Approx. Gross Internal Floor Area 1217 sq. ft / 112.98 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1101 sq. ft / 102.24 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	