



wilkinsonbyrne

Residential Sales | Lettings & Management



Gloucester Road, N17 6DG

£383,000 LEASEHOLD

Wilkinson Byrne Estate Agents are excited to offer for sale this impressive two bedroom first floor Victorian conversion situated on a popular tree lined residential street. The property has been recently redecorated by the current vendor and would be perfect for a first time buyer. The apartment boasts a spacious bay fronted reception room, a contemporary kitchen, two good size bedrooms, modern bathroom and access to a loft space. Gloucester Road is conveniently situated within close proximity of the award winning Downhills Park and offers access to Seven Sisters BR/Underground station (Victoria Line - Zone 3).

****Chain Free****

T: 0208 888 0022 E: turnpikelane@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

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 not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted 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.

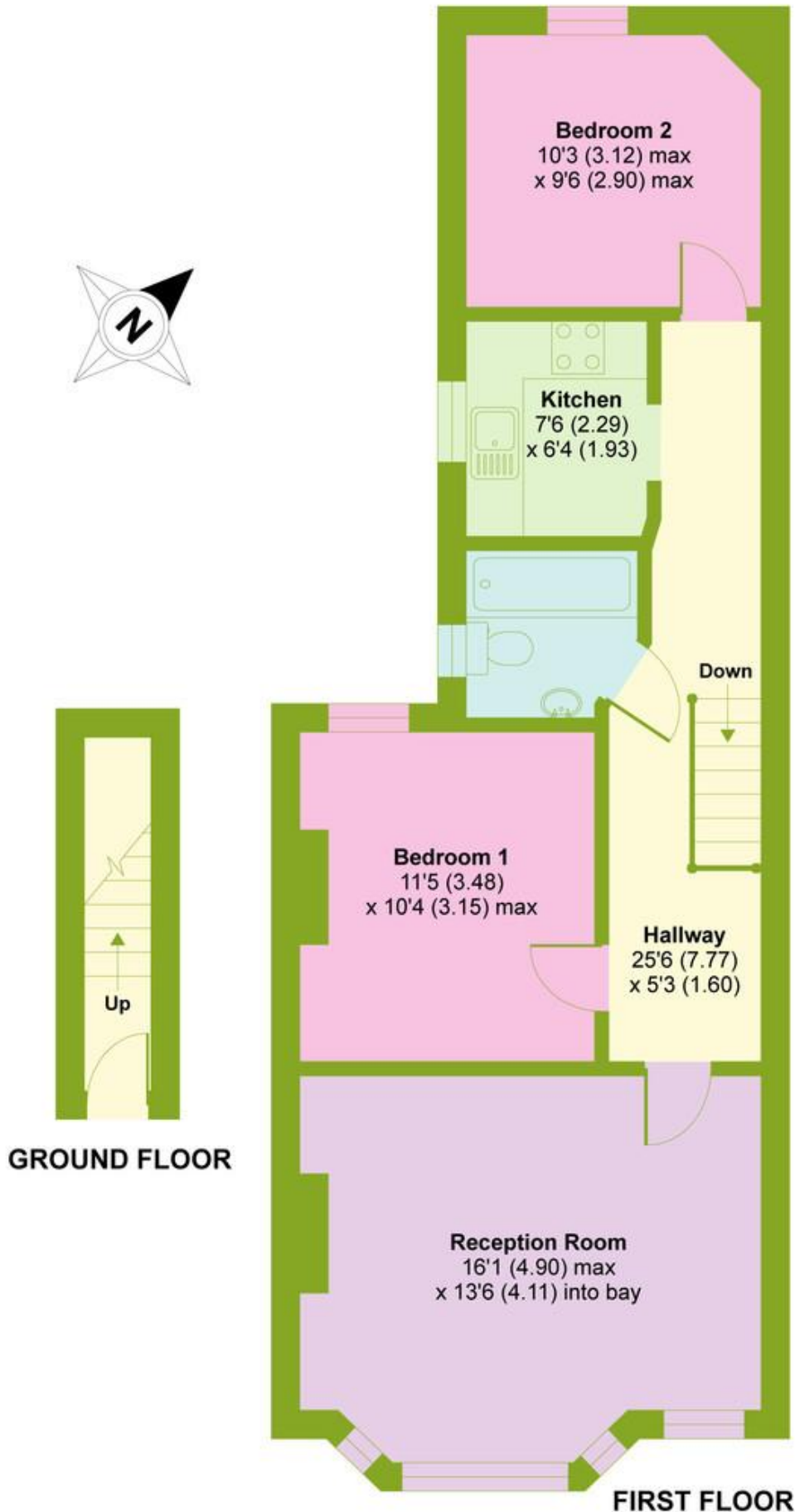




These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

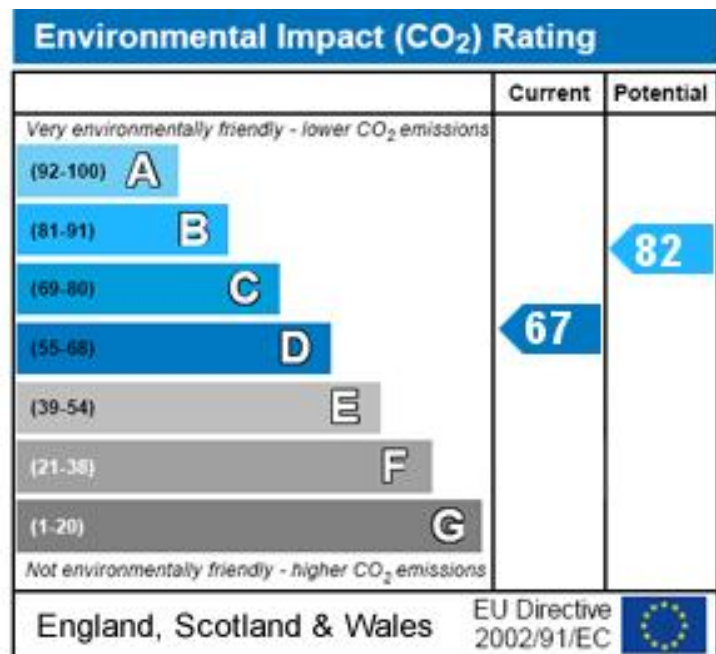
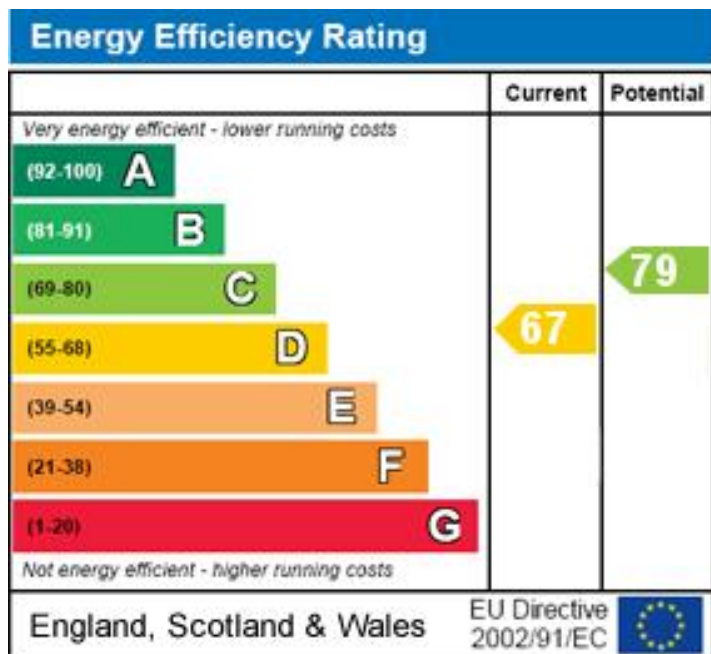
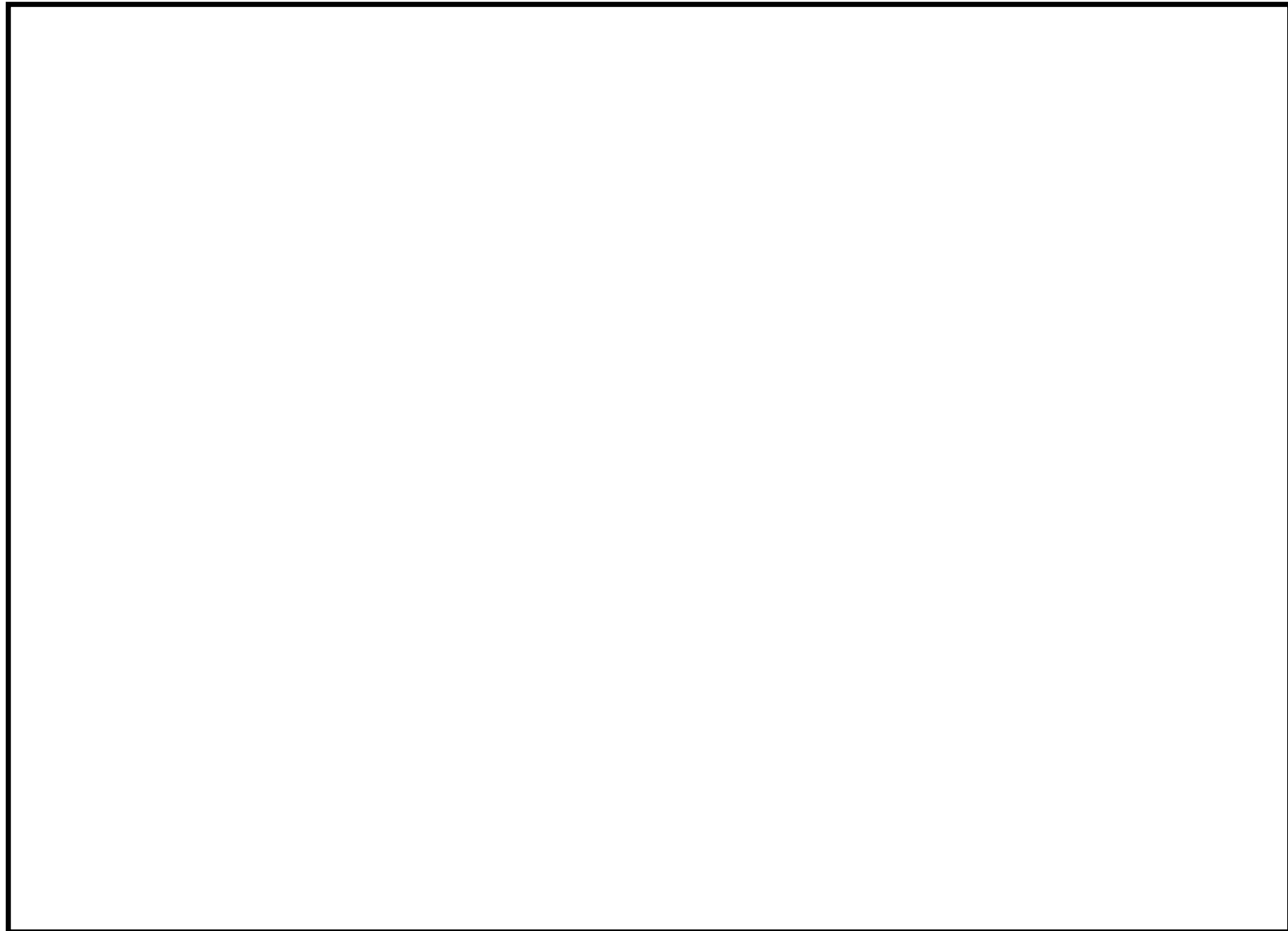
Gloucester Road, London, N17

APPROX. GROSS INTERNAL FLOOR AREA 677 SQ FT 62.9 SQ METRES



GROUND FLOOR

FIRST FLOOR



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