



Lionel House, N22 8QN

£295,000 LEASEHOLD

Discover urban living at its finest in this one-bedroom flat located on the first floor of a purpose-built block. This well-designed property offers convenience, modernity, and easy access to excellent transportation links. The inviting and generously sized lounge provides a comfortable space for relaxation and entertainment. The double bedroom offers a cozy retreat for rest and rejuvenation. The separate kitchen is equipped with modern appliances, including a washer/dryer, modern bathroom. The flat benefits from double glazing, phone entry for added security, and the convenience of off-street parking. Located within a quarter-mile radius of both Bowes Park BR station and Bounds Green tube station, this flat offers exceptional connectivity. Commuting in and around the city has never been easier.

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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 sight 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.



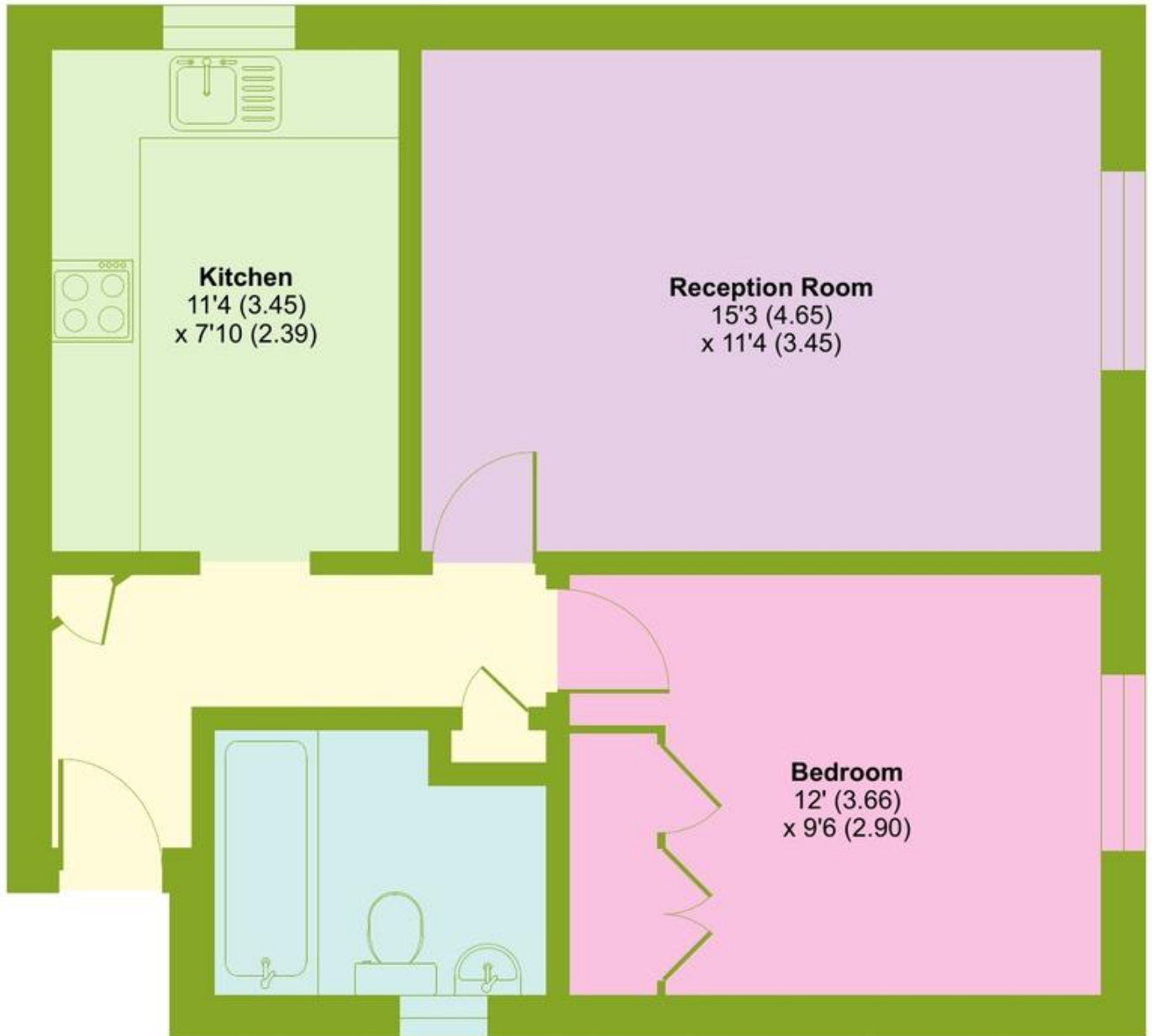


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Palmerston Road, London, N22

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale

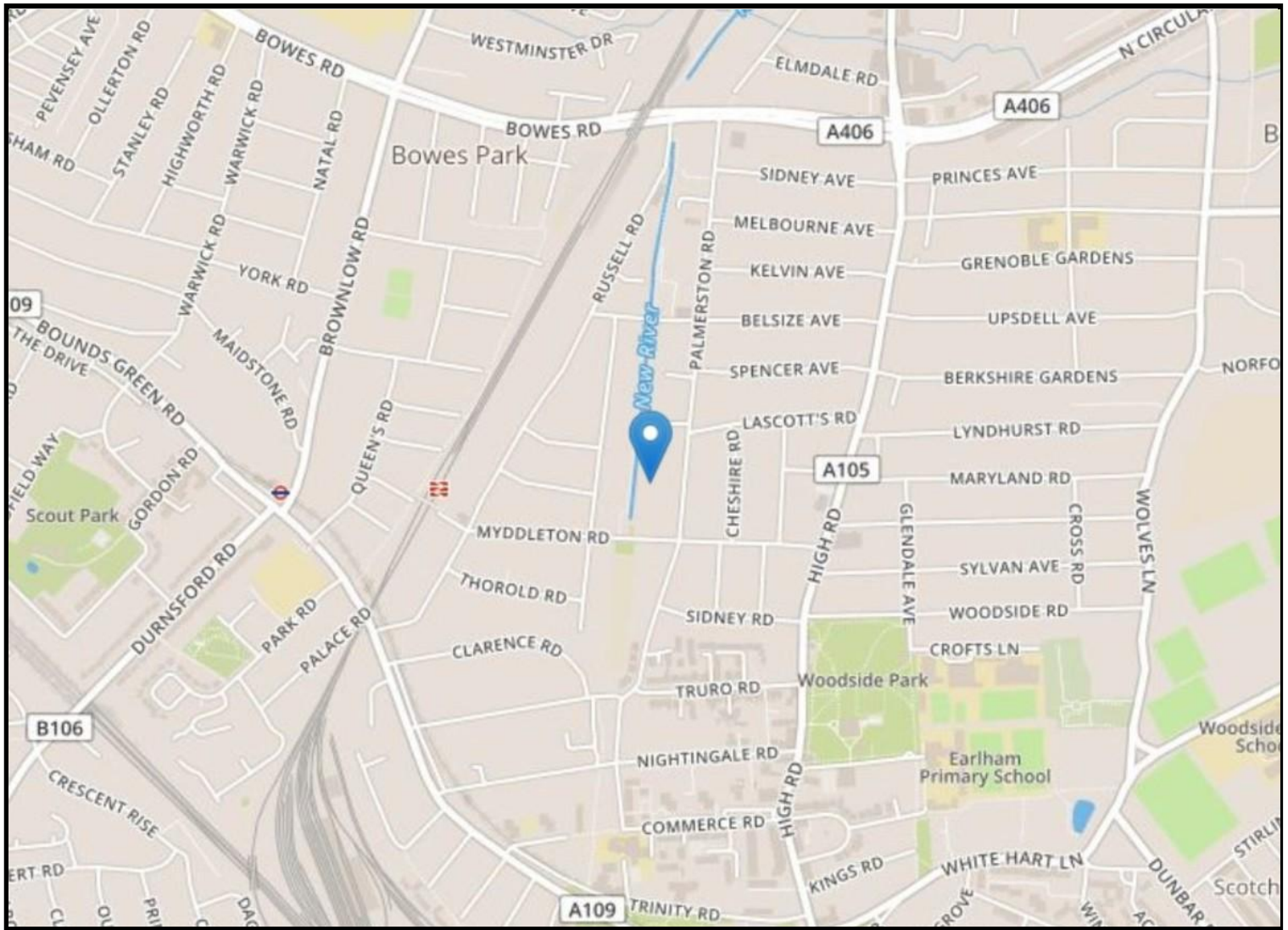


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wilkinson Byrne. REF: 1030462





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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