



Walker Close, N11 1AQ

£399,950 LEASEHOLD

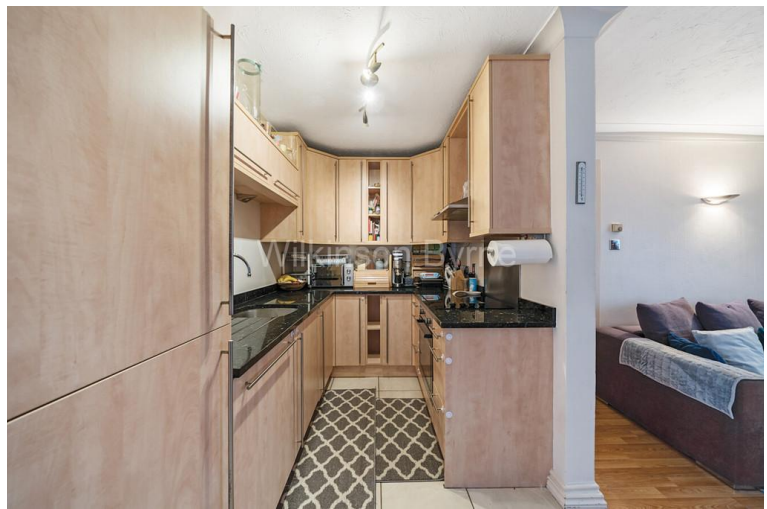
Set within a well-maintained gated development, this beautifully presented ground-floor two-bedroom flat offers a blend of comfort and convenience. The property features a bright open-plan living area with a fully fitted kitchen, two well-sized bedrooms, a modern fitted bathroom and a garage within the complex. Residents can enjoy access to a large communal garden that backs onto the picturesque Arnos Park. Ideally located just minutes from Arnos Grove Tube Station and New Southgate Railway Station, as well as nearby supermarkets, cafés, and restaurants, this flat offers an excellent lifestyle opportunity.

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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 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.



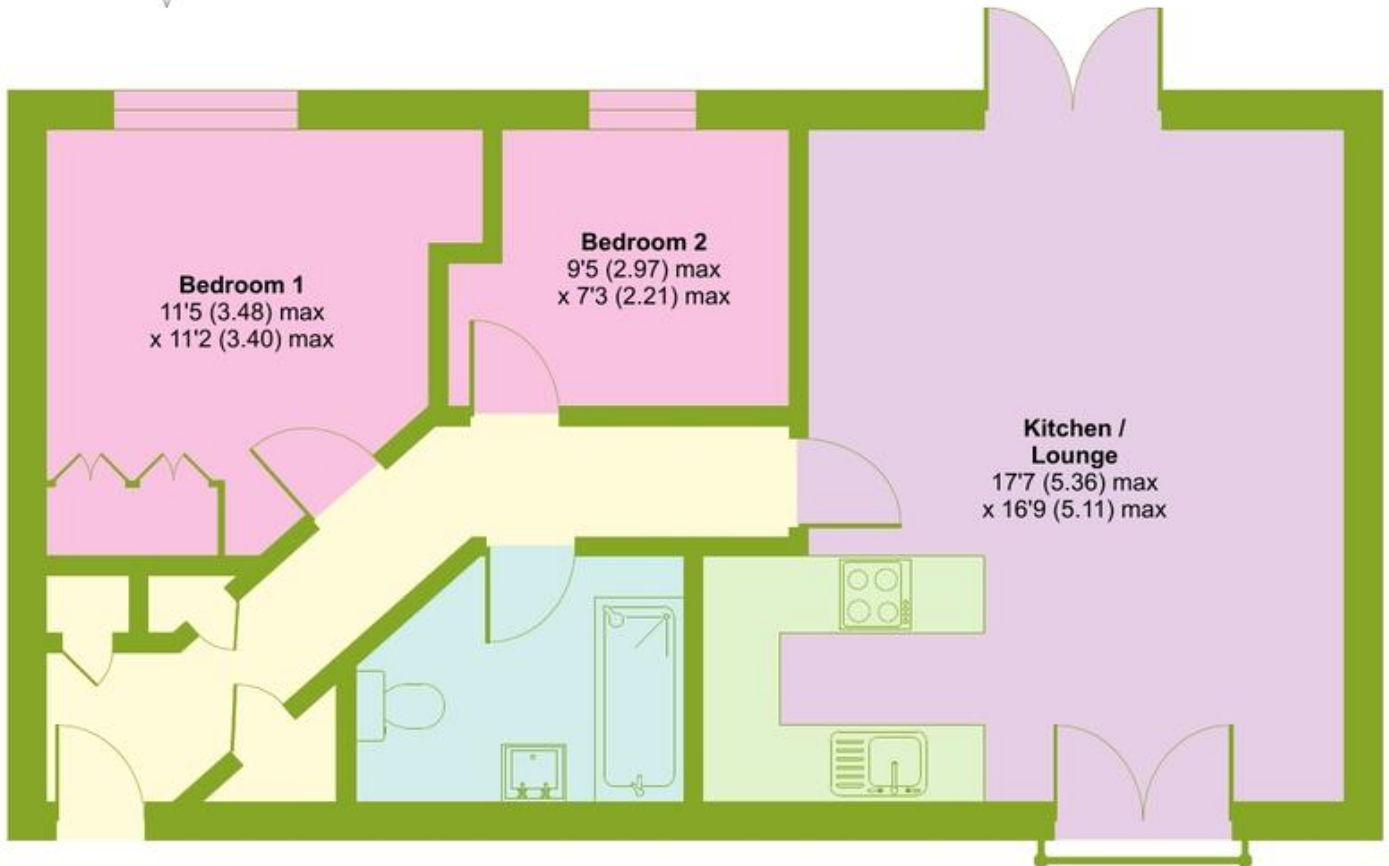


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

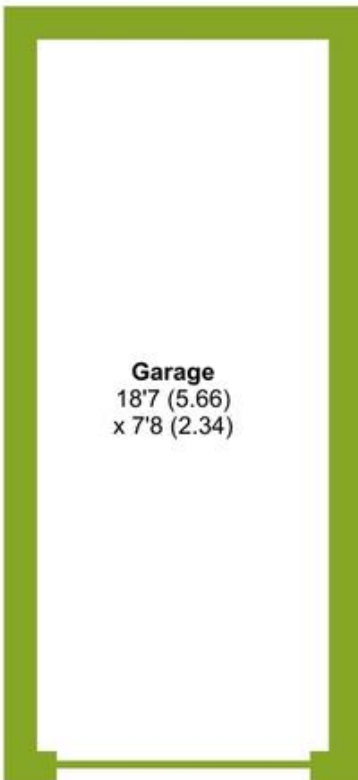
Walker Close, Arnos Grove, London, N11

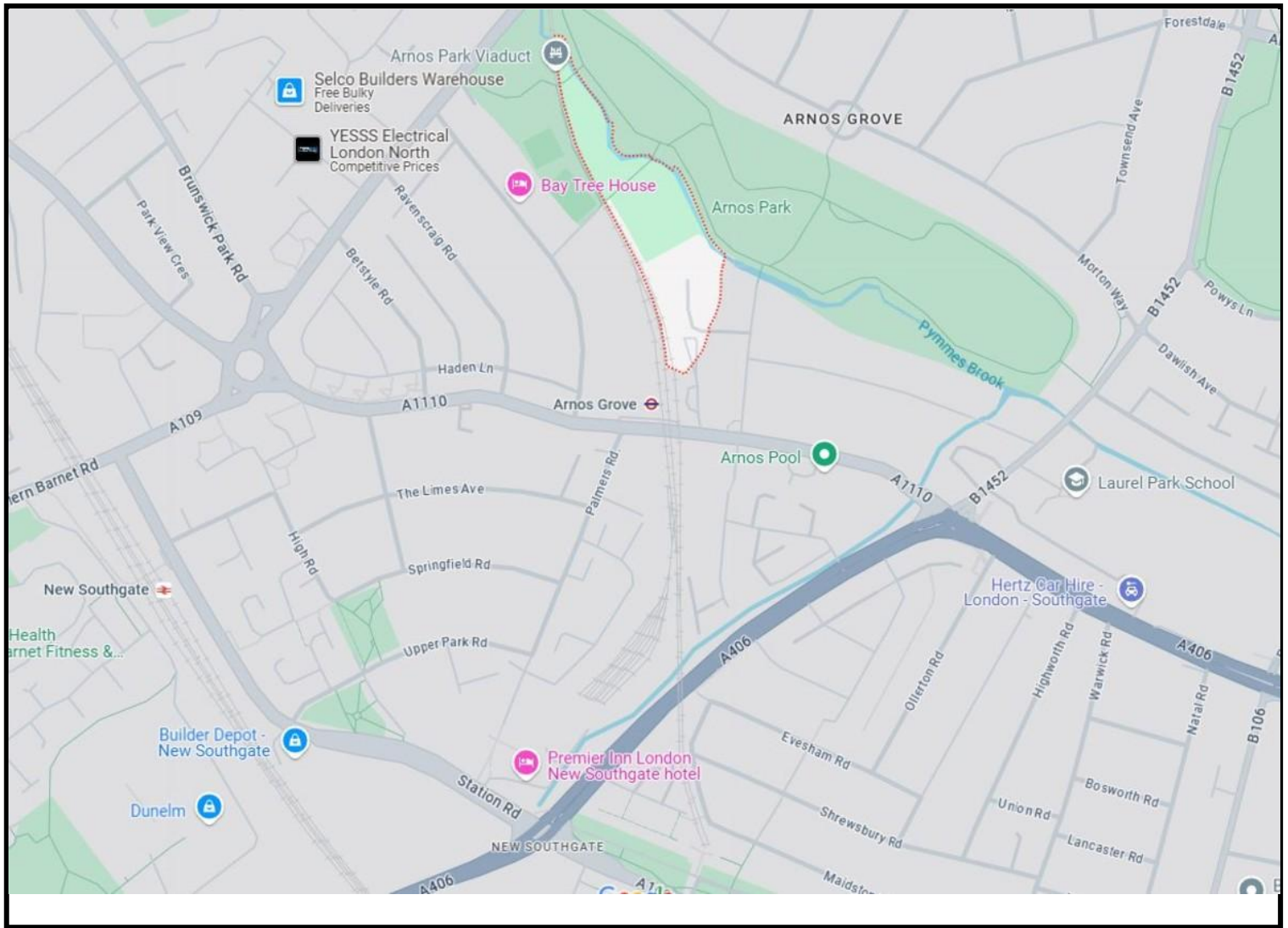
Approximate Area = 733 sq ft / 68 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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