



## 39 QUEENS ROAD

LONDON, N11 2QP

£3,100

A newly refurbished four-bedroom mid-terrace home, perfectly positioned in a prime location just a short walk from Bowes Road Rail Station, Bounds Green Tube Station and a variety of local amenities. This property has been finished to an exceptional standard, boasting a sleek, contemporary kitchen equipped with brand-new premium appliances, including an induction hob, dishwasher, and separate dryer. The stylish interior continues with a chic family bathroom, an additional modern shower room, and a convenient guest WC. The home features elegant laminated wooden flooring throughout, double glazing, and gas central heating. Additional highlights include a small lean-to which provides additional storage and a low-maintenance, paved rear private garden, ideal for relaxation and outdoor entertaining. The property also offers easy access to local parks and excellent transport links, ensuring fantastic convenience. With a HMO license in place, this home is perfect for sharers

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**Approximate Gross Internal Area = 1249 sq ft - 116 sq m**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



| Energy Efficiency Rating                    |                         |                             |
|---------------------------------------------|-------------------------|-----------------------------|
|                                             | Current                 | Potential                   |
| Very energy efficient - lower running costs |                         |                             |
| (92 plus) <b>A</b>                          |                         | <div>85</div> <div>67</div> |
| (81-91) <b>B</b>                            |                         |                             |
| (69-80) <b>C</b>                            |                         |                             |
| (55-68) <b>D</b>                            |                         |                             |
| (39-54) <b>E</b>                            |                         |                             |
| (21-38) <b>F</b>                            |                         |                             |
| (1-20) <b>G</b>                             |                         |                             |
| Not energy efficient - higher running costs |                         |                             |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |                             |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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