





Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL

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Queens Road, Bounds Green, N11

£3,350 PCM

 4 Bedrooms  2 Bathrooms  1 Receptions

Key Features

- Four Bedroom House (One downstairs)
- Modern Kitchen & Bathrooms
- Wooden Flooring
- Ample Storage
- Close To Bound Green Tube & Bowes Park Rail
- Two Bathrooms (One a shower room)
- Ideal For Sharers - HMO Licensed
- N.B Owned by a person or company connected to the agent

Property Description

HMO Licensed - ideal for sharers. Discover this beautiful 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. Don't miss your chance to experience the comfort and style this house has to offer. Contact us today to arrange a viewing!

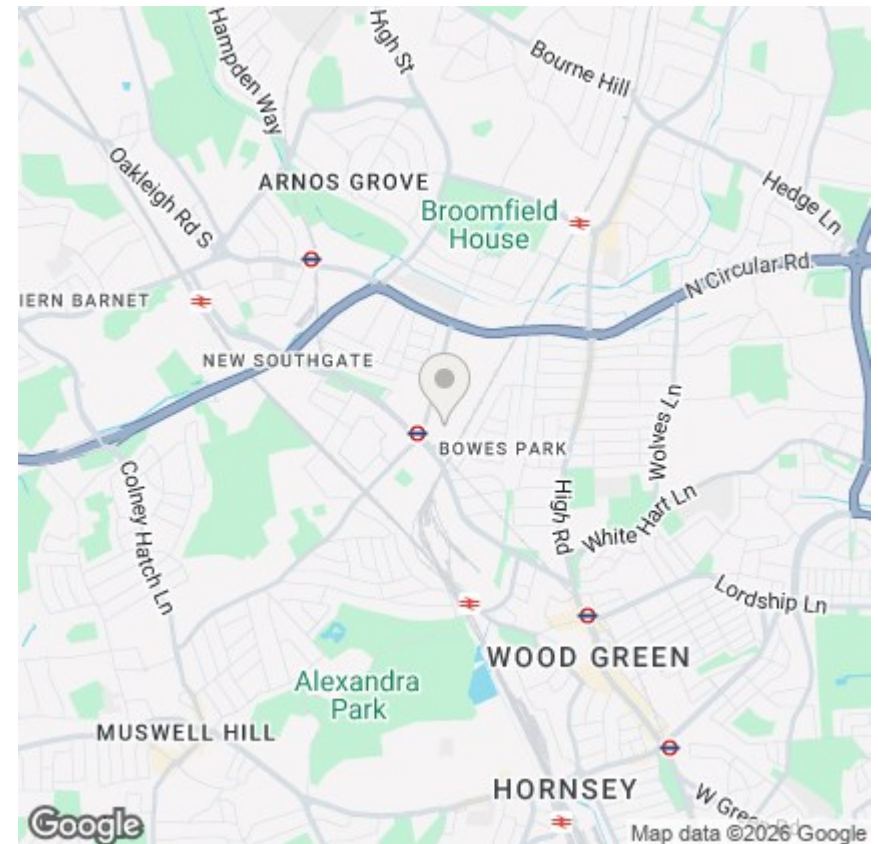
Other Information

Council Tax Band: D

Length of Tenancy: Long Let

Nearest Stations

Bounds Green Station	0.1 miles
Bowes Park Station	0.0 miles
Alexandra Palace Station	0.6 miles



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

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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.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific 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.