

CHRISTOPHER HODGSON



Bowes Park, London
£750,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Bowes Park, London

187 Whittington Road, Bowes Park, London, N22 8YP

GUIDE PRICE £750,000 - £850,000

A stunning, recently refurbished three-bedroom Victorian terraced house ideally situated on Whittington Road. This beautiful home is within close proximity of Bounds Green tube station and only a short walk from Alexandra Palace.

To the ground floor, there is a spacious entrance hall with understairs storage, a generous South facing double reception room with a wonderful bay window flooding the room with light, a well-proportioned kitchen/dining space to the rear of the property overlooks the garden, and a utility area flows directly into the garden and can be

accessed via the reception or kitchen. The first floor comprises a large landing, a spacious principal bedroom, two further double bedrooms, a family bathroom and a separate cloakroom. There is potential to further extend the existing accommodation (subject to obtaining all necessary consents and approvals). The property benefits from Herringbone engineered oak flooring and high ceilings.

The rear garden extends to 111ft (34m) and includes a large paved terrace. A driveway to the front of the property provides an area of off-street parking. No onward chain.



LOCATION

Whittington Road is well positioned close to both Bounds Green Underground Station and Bowes Park Overground and forms part of the low traffic neighbourhood. Situated near a number of good local schools, close to the grounds of Alexandra Palace and within a stone throw of the New River pathway.

- Cloakroom

OUTSIDE

- Garden 111'6" x 17'0" (34m x 5.20m)

ACCOMMODATION

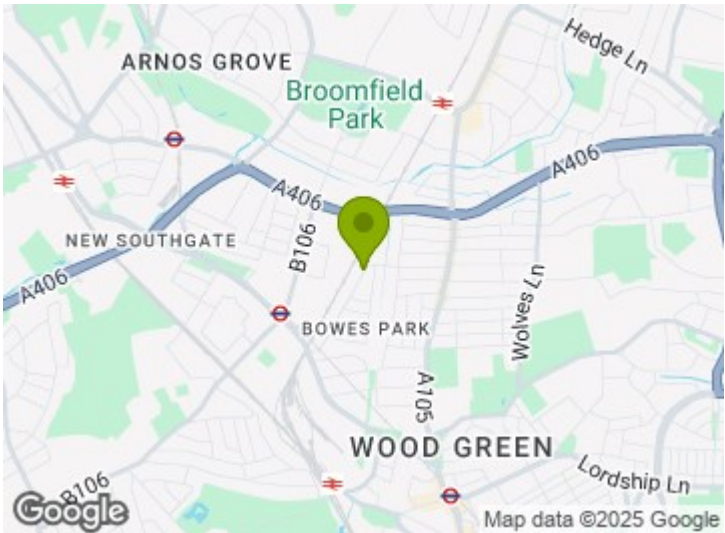
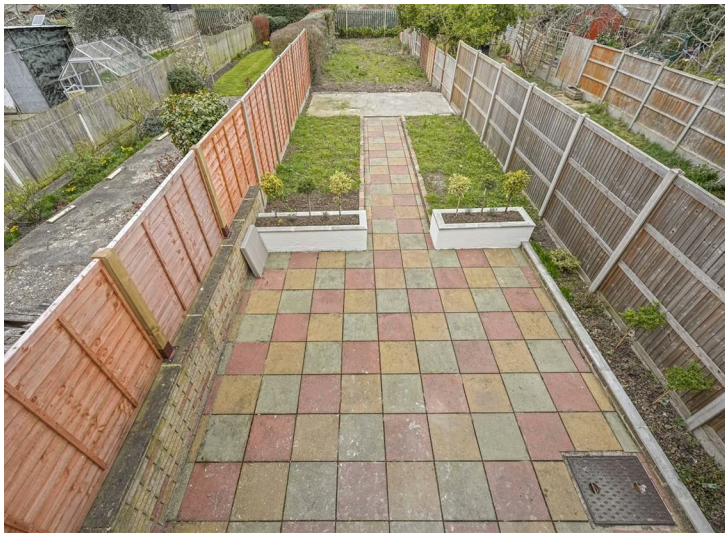
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

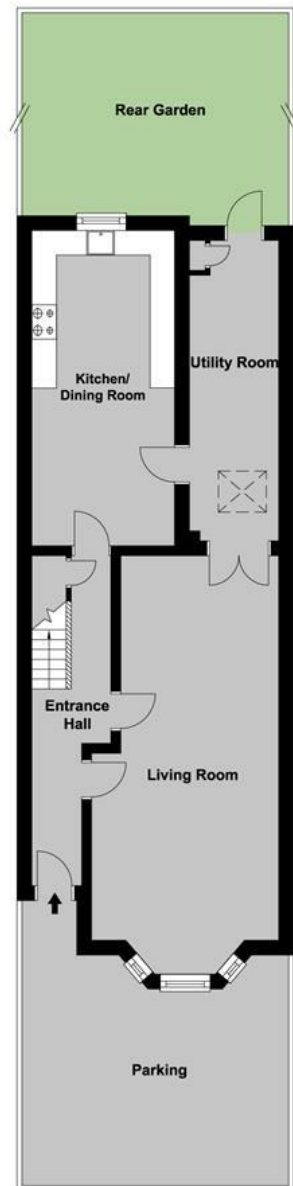
- Living Room 27'10" x 12'5" (8.50m x 3.80m)
- Kitchen / Dining Room 20'11" x 9'6" (6.40m x 2.90m)
- Utility Room 20'4" x 5'6" (6.20m x 1.70m)

FIRST FLOOR

- Bedroom 1 16'0" x 12'5" (4.90m x 3.80m)
- Bedroom 2 12'5" x 10'9" (3.80m x 3.30m)
- Bedroom 3 13'9" x 9'6" (4.20m x 2.90m)
- Bathroom



Ground Floor
Main area: approx. 71.5 sq. metres (770.0 sq. feet)



First Floor
Main area: approx. 58.1 sq. metres (626.0 sq. feet)



Main area: Approx. 129.6 sq. metres (1396.0 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,644.91.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (high carbon)	F		
Worst energy efficiency (highest carbon)	G		
England & Wales		Current	Potential

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