

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

NIGHTINGALE ROAD, BOWES PARK, N22



An attractive, one bedroom ground floor garden flat, in this period bay-fronted conversion close to local transport and social amenities of Bounds Green and Wood Green High Street. The accommodation, which extends to in-excess of 500 sq ft, comprises entrance door to reception room (to front aspect) and hallway with doors to: double bedroom with French doors to garden, separate applianced kitchen, bathroom and large airing cupboard and under stairs storage area. The property is to be new decorated and features include UPVC double-glazing throughout, coving to ceiling, high ceilings and use of a large (100 ft) southerly facing rear garden (accessed via both bedroom and kitchen) which is laid to lawn with shrub borders.

Nightingale Road is residential road of predominately period properties and is very well located being equidistant of Bounds Green, Wood Green and Alexandra Palace. Wood Green High Street provides an abundance of shopping and leisure facilities to include large retailers, coffee shops, restaurants and independent retailers. Alexandra Park is approximately half a mile away and this comprises an 80-hectare, Green Flag Award and Green Heritage winning landscaped park with numerous attractions and public events throughout the year. Transport options are numerous: many bus services serve the locale and both Bowes Park and Alexandra Park Overground stations are within comfortable walking distance which provide regular commuter services to London's Kings Cross and Moorgate Stations. Bounds Green and Wood Green Underground Stations (Piccadilly Line) are both just a little further.

**£1,200 PCM**

**Un-Furnished**

**Available April**

**0208 350 8936**

[move@novusresidential.co.uk](mailto:move@novusresidential.co.uk)



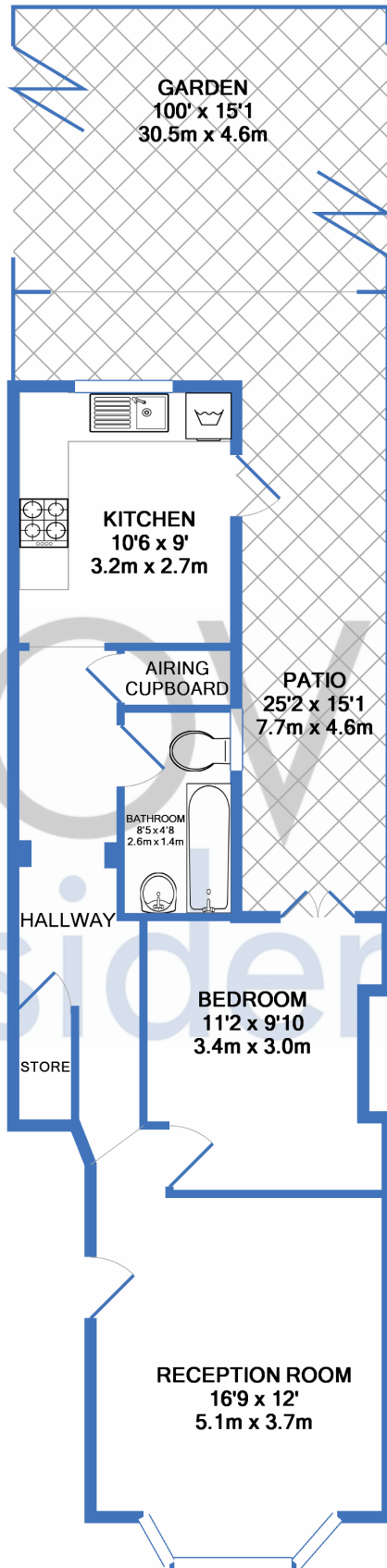
**Council Tax - C £1,515 (Haringey)**





### Important Notice

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- Should you have a query or complaint about our service, please contact us at [move@novusresidential.co.uk](mailto:move@novusresidential.co.uk).



NIGHTINGALE ROAD, LONDON, N22

Residential

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 TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.8 SQ.M.)

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