WILKINSONBYRNE

ESTATE AGENTS











Hardwicke Road, N13 4SG

£235,000 SOF

Wilkinson Byrne are pleased to offer for sale this well-proportioned top floor studio apartment situated on Hardwicke Road, N13. The property offers a spacious main living and sleeping area together with a separate kitchen, creating a practical and versatile layout which also comes with a share of the freehold. The top-floor position provides a good degree of privacy, while the generous accommodation makes this an ideal first-time purchase or investment opportunity. Conveniently located for local shops, cafes and amenities, the property is also within easy reach of both Bounds Green Underground Station and Bowes Park Railway Station, providing excellent transport links into Central London and beyond. Viewing is highly recommended.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

The Property Ombudsman

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 no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of 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 purposed 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.

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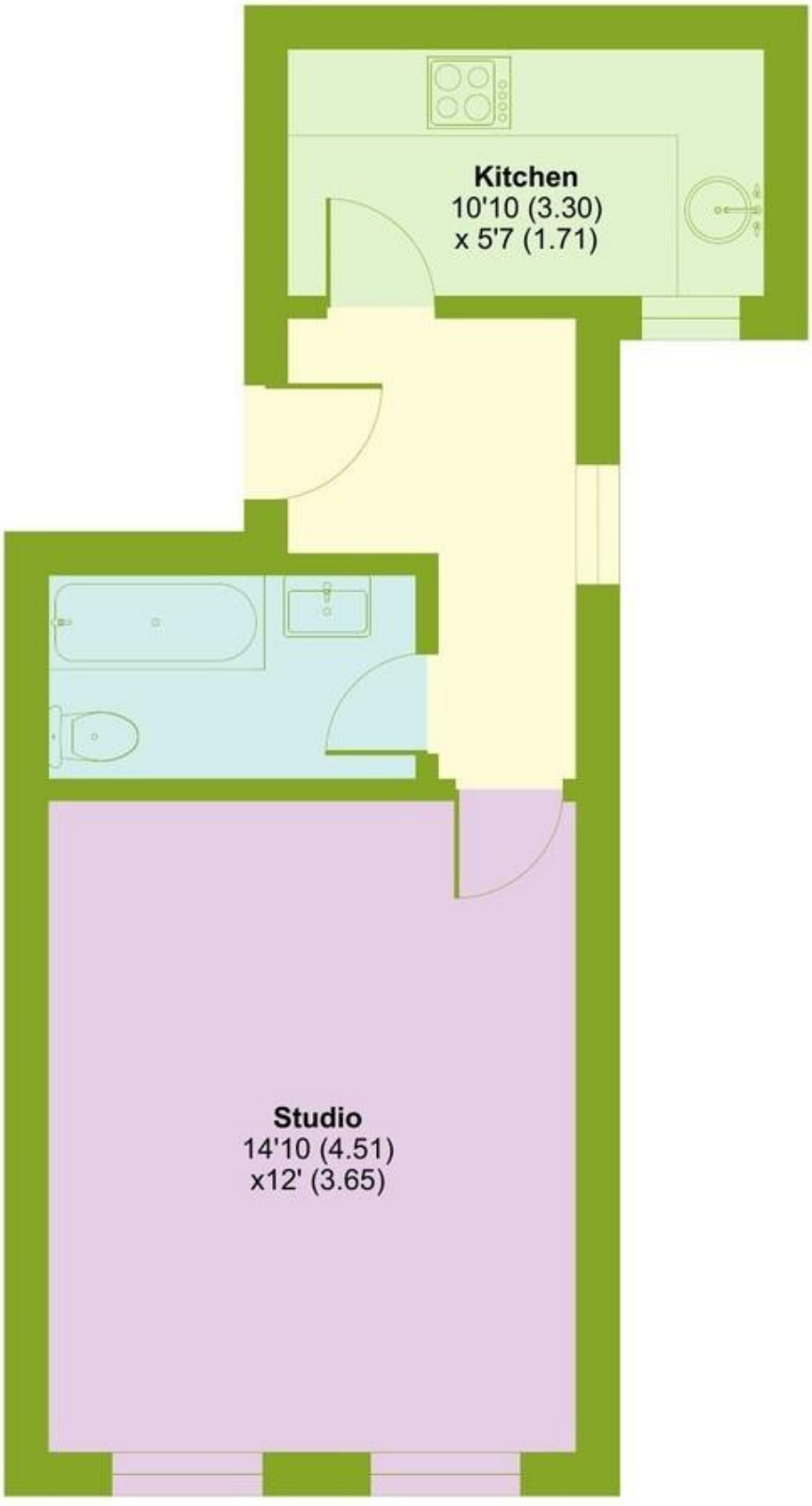

These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Hardwicke Road, Palmers Green, London, N13

Approximate Area = 342 sq ft / 31.7 sq m

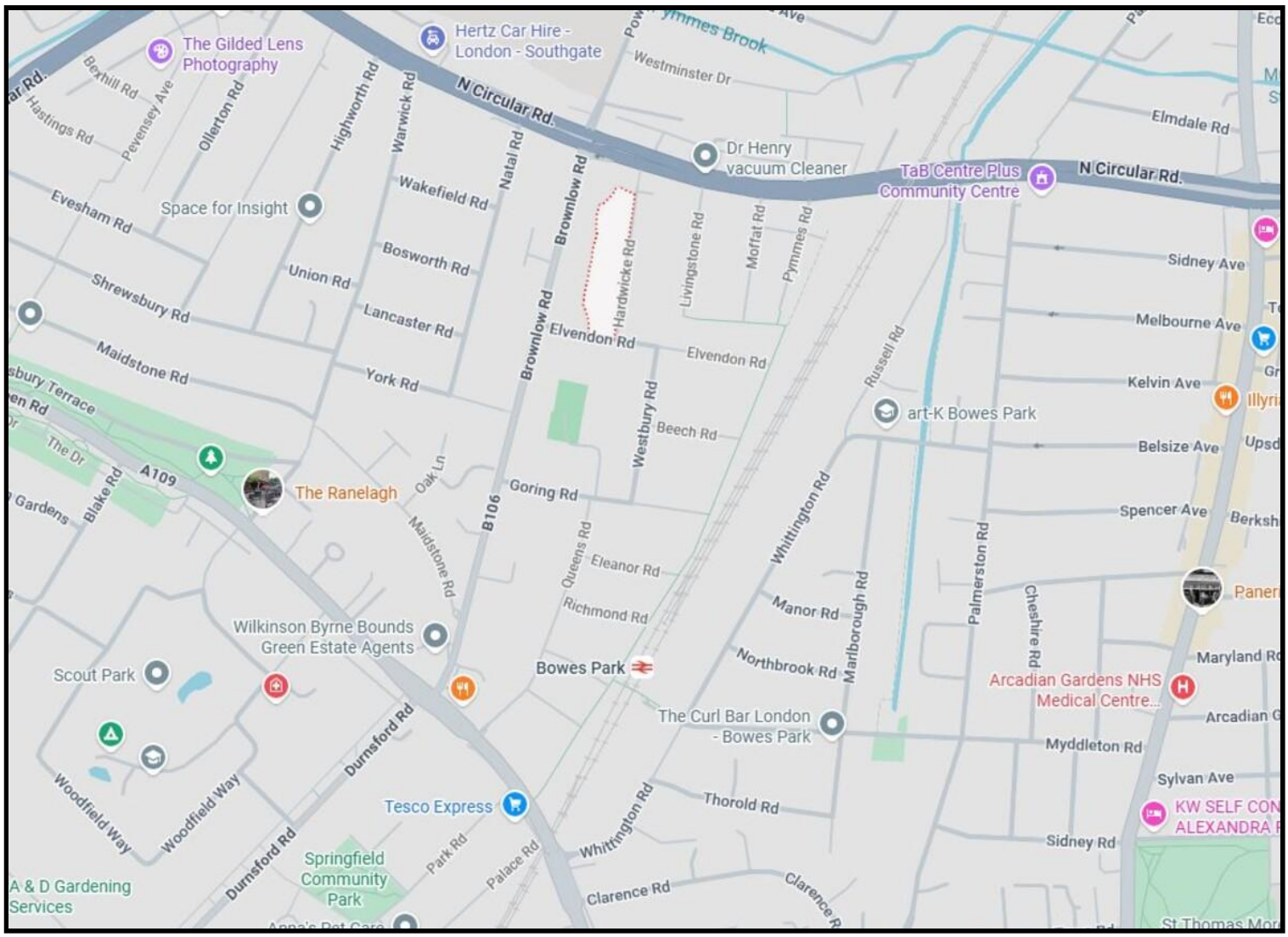
For identification only - Not to scale

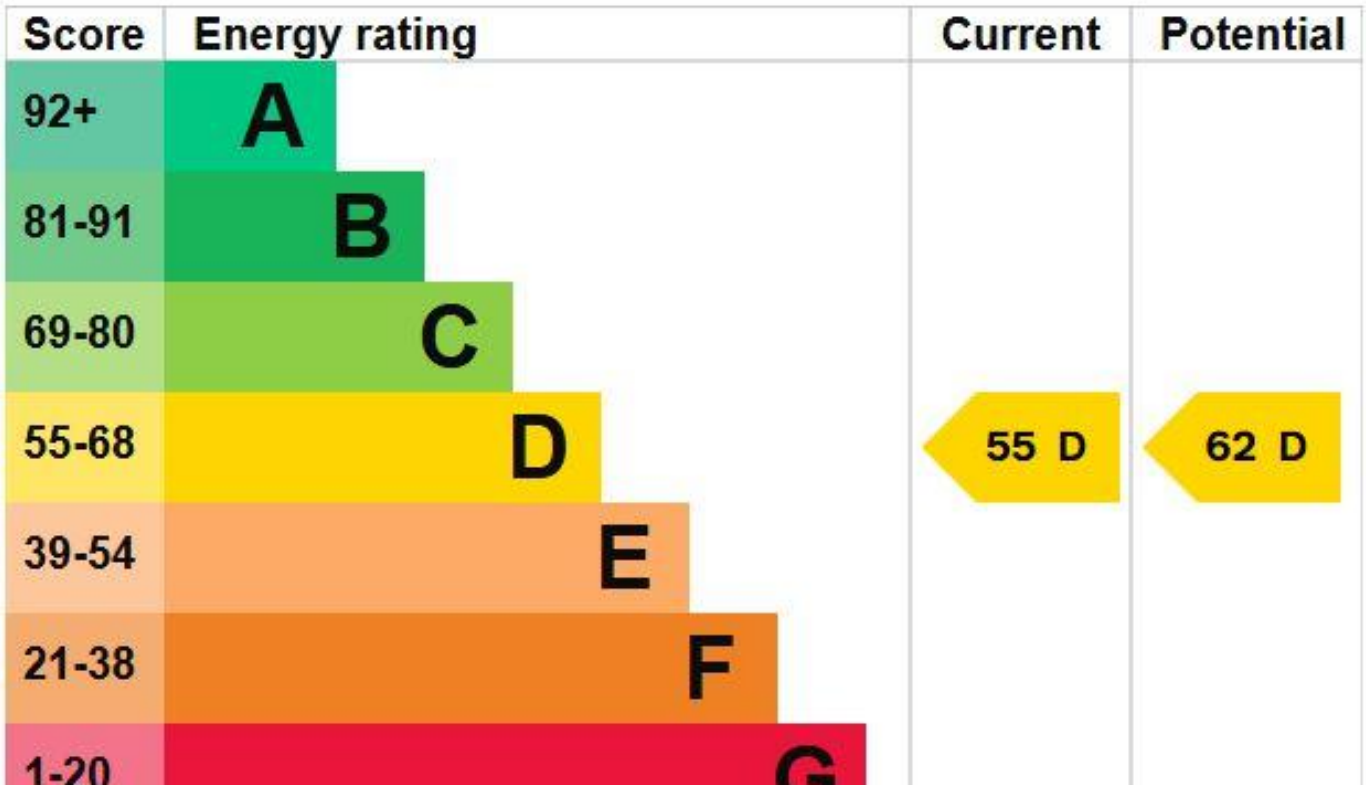




FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Wilkinson Byrne. REF: 1528019





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