

Castles

GUIDE PRICE

£450,000 Share of Freehold
Cheshire Road

N22



PROPERTY SUMMARY

Guide Price £450,000 - £475,000.

Castles is delighted to exclusively present this beautifully presented two-bedroom period conversion, measuring approximately 862 sq ft. The property includes a Share of Freehold and provides adaptable living spaces with character throughout.

Spanning two levels, the property offers a large reception room featuring a charming period fireplace, a separate modern eat-in kitchen, and two generous double bedrooms.

The property has been extended into the loft to create a larger-than-average principal bedroom, complete with its own private en-suite, complementing the main family bathroom on the floor below.

Further benefits include gas central heating with a recently installed boiler and double glazing throughout.

Perfectly positioned, the property sits on the doorstep of the highly sought-after Bowes Park Village and the vibrant Myddleton Road, renowned for its independent cafés, artisan shops, and strong sense of community, including regular weekend markets and local events.

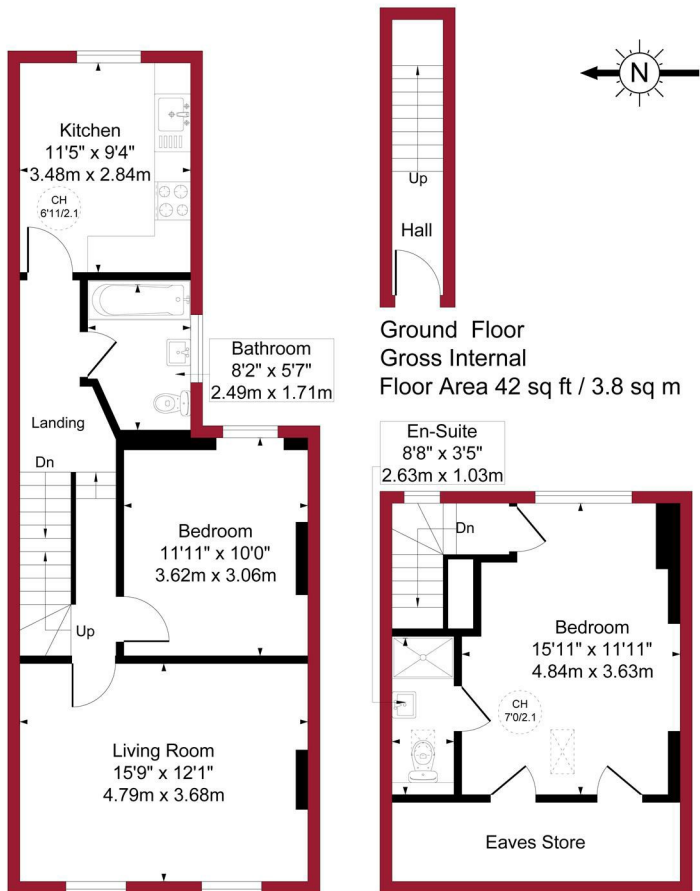
The location is exceptionally well connected, with excellent transport links nearby. Bowes Park railway station offers direct services into Moorgate, making it ideal for City commuters, while Bounds Green Underground station (Piccadilly Line) provides fast and frequent access across London. Several local bus routes also serve the area, offering convenient connections to surrounding neighbourhoods including Muswell Hill and Wood Green.

The area is also well regarded for its excellent selection of local schools, making it attractive to families, while an abundance of green open spaces including Woodside Park, Broomfield Park, and Alexandra Palace are all within easy walking distance, offering scenic walking routes, sports facilities, and panoramic views across London.

Overall, this is a fantastic opportunity to acquire a characterful and well-located home in one of N22's most desirable and community-driven neighbourhoods.







First Floor
Gross Internal
Floor Area 570 sq ft / 52.9 sq m

Second Floor
Gross Internal
Floor Area 250 sq ft / 23.1 sq m

Transport:

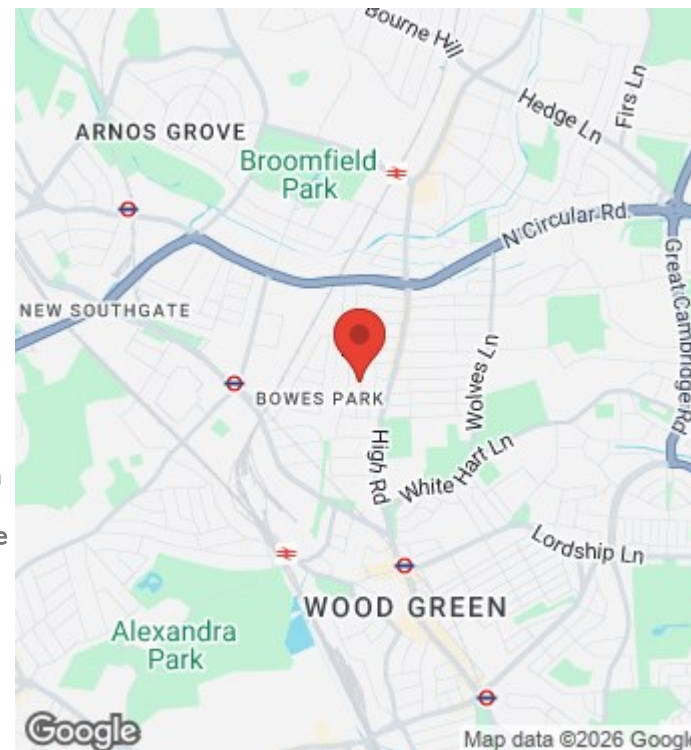
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and-display parking along Green Lanes and nearby.



Flat

Share of Freehold

Council: Haringey

Council Tax Band: C

Lease Remaining: 116 years

Service Charge: Ad-hoc

Ground Rent: n/a

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



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london

