

Castles



ASKING PRICE

£525,000 Share of Freehold  
Palmerston Road

N22

Castles

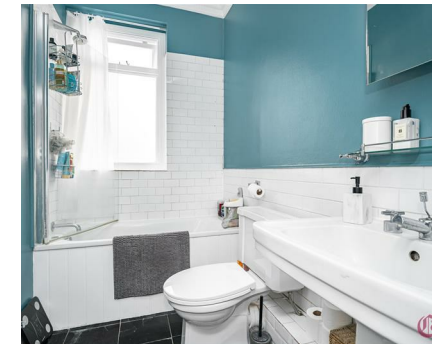
## PROPERTY SUMMARY

Positioned within one of North London's most sought-after enclaves, this exceptional two-bedroom ground floor period apartment extends to approximately 975 sq ft and is offered to the market chain free. Benefiting from its own private entrance, the property presents a refined blend of timeless character and contemporary design, with high ceilings, elegant detailing, and an abundance of natural light throughout.

Set within an attractive period building, the home has been thoughtfully curated to an exacting standard, creating a calm and sophisticated interior where classic architecture meets a high-quality modern finish. The accommodation is beautifully arranged, comprising two generous bedrooms and an impressive living and entertaining space that flows seamlessly onto the rear garden, enhancing the sense of space and indoor-outdoor living. A standout feature is the landscaped private garden, offering a tranquil and secluded setting ideal for both entertaining and quiet relaxation. This is further enhanced by a stylish and versatile garden office/studio, perfectly suited to remote working, wellness, or creative use.

The property is superbly positioned for connectivity, with Bounds Green Underground Station (Piccadilly Line) within close proximity, providing direct access to King's Cross, the City, and the West End. Wood Green Underground Station (Piccadilly Line) is also nearby, along with an excellent selection of cafés, restaurants, and retail amenities. A strong network of bus routes offers convenient links to Muswell Hill, Crouch End, Finsbury Park, and Alexandra Palace, while nearby green open spaces further enrich the lifestyle appeal.

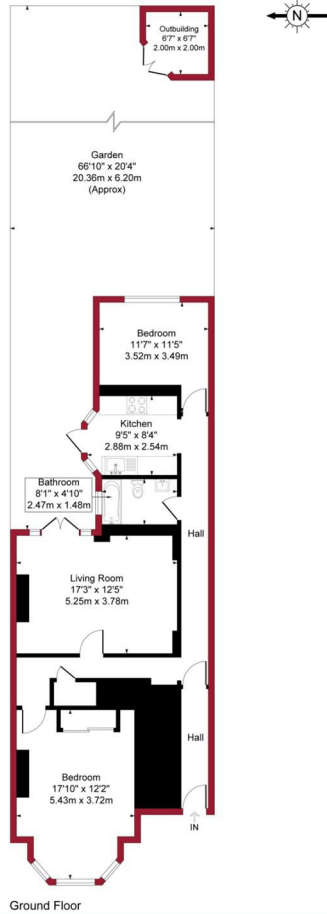
An outstanding opportunity to acquire a distinguished and beautifully appointed period home, combining scale, privacy, and design-led living, in a prime North London location.





Palmerston Road, London, N22

Approximate Gross Internal Area = 975 sq ft / 91 sq m (Including Outbuilding)



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Transport:

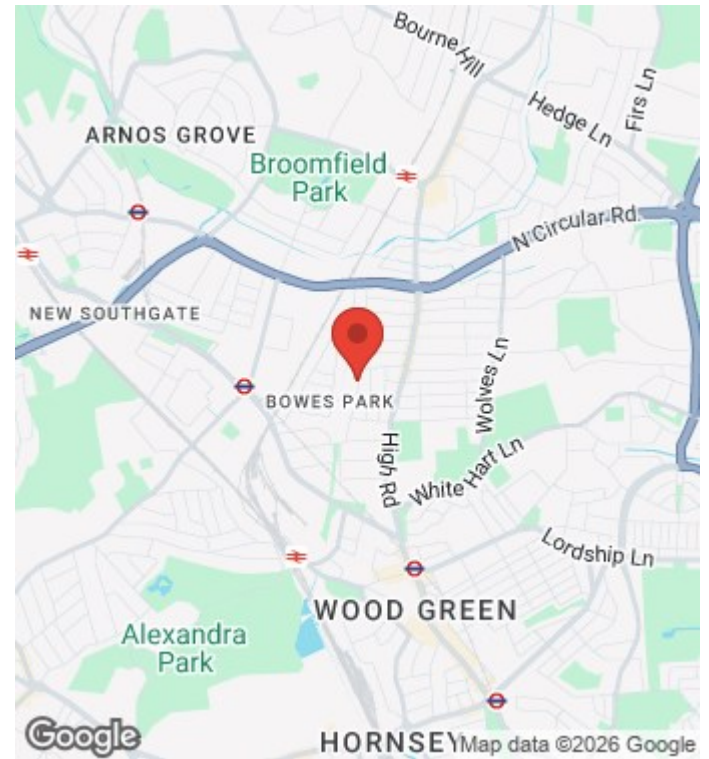
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground 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 - Ground Floor

Share of Freehold

**Council:** Haringey

**Council Tax Band:** D

**Lease Remaining:** 900 plus 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](http://www.castles.london)

