



Castles

ASKING PRICE

£440,000 Leasehold  
Emerald Apartments, Ewart Grove

N22

Castles

## PROPERTY SUMMARY

Castles Palmers Green are delighted to present this rare to market two-bedroom ground floor apartment, positioned within an exclusive secure gated private development in the heart of N22. Offered on a chain free basis, this refined home represents a standout opportunity for discerning buyers seeking quality, security, and understated elegance in a prime North London setting.

Moments from the vibrant cafés, independent boutiques, and lifestyle amenities of Wood Green High Road, the property enjoys exceptional connectivity. Wood Green Underground Station (Piccadilly Line) provides direct and rapid access to King's Cross, the West End, and Heathrow Airport, with additional links via Alexandra Palace ensuring effortless travel across the capital.

The location is further enhanced by an impressive selection of green open spaces. The expansive grounds of Alexandra Park offer elevated views, mature woodland, and peaceful walking routes, while Lordship Recreation Ground provides beautifully landscaped gardens and open lawns, delivering a rare sense of calm within an urban setting.

The apartment is beautifully appointed throughout, comprising two well-proportioned bedrooms, a refined reception space filled with natural light, and a sleek contemporary bathroom finished to an excellent standard. The interiors present a calm, cohesive aesthetic with a strong emphasis on quality and comfort.

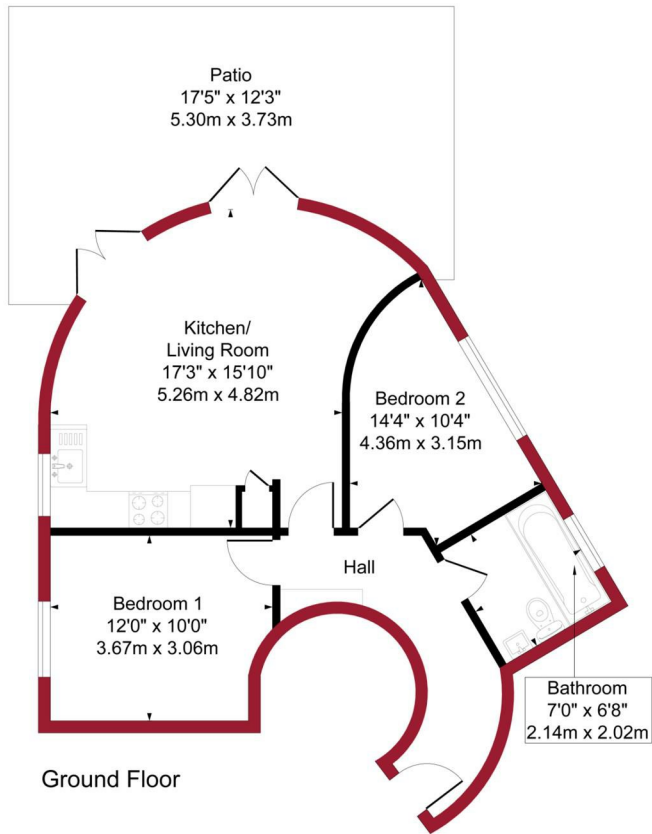
A key feature is the private patio garden, a highly sought-after outdoor space rarely available in developments of this calibre, ideal for private entertaining or quiet retreat.

Further benefits include excellent natural light, a considered single-level layout, and the ease of ground floor living within a well-maintained gated development.

Offered with no onward chain, this is a discreet yet compelling opportunity for those seeking a home that blends lifestyle, connectivity, and refinement. Early viewing is strongly advised.







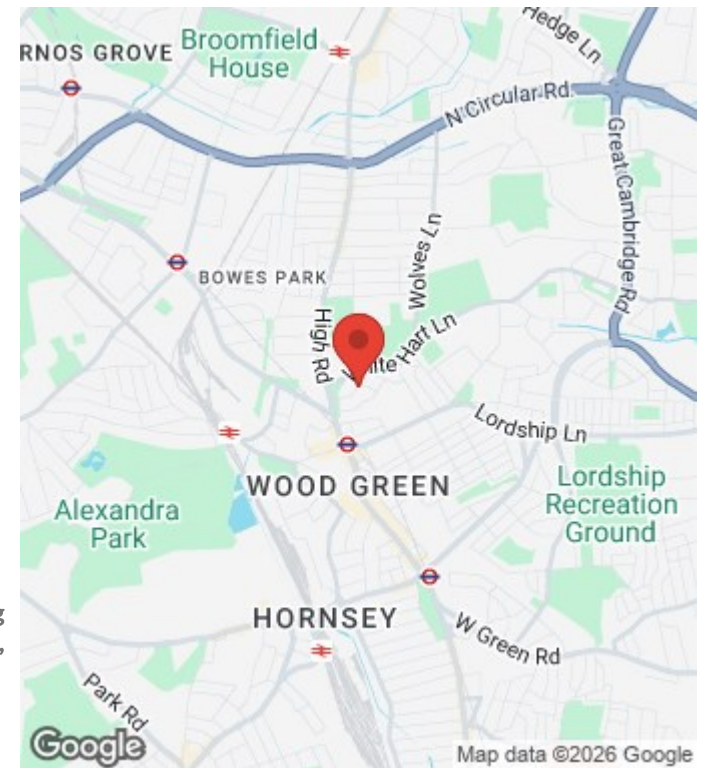
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Apartment  
Leasehold  
**Council:** Haringey  
**Council Tax Band:** D  
**Lease Remaining:** 115 years  
**Service Charge:** £2472.00 per year  
**Ground Rent:** £500.00

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)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-101) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 80        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |