

# Castles



ASKING PRICE

£525,000 Share of Freehold  
Marlborough Road

N22

# Castles

## PROPERTY SUMMARY

A stunning two-bedroom split-level raised ground floor period conversion, offering approximately 1,016 sq ft of beautifully presented accommodation, set within an imposing double-fronted Victorian building with a cellar and private garden, in one of Bowes Park's most sought-after locations.

Beautifully blending period charm with modern practicality, this light and spacious home offers stylish interiors and well-proportioned accommodation. The property benefits from a private garden and useful cellar storage, whilst retaining attractive period features including high ceilings and a charming fireplace.

Notable features include an impressive reception room with a front-aspect bay window, a bespoke kitchen with fitted units, a separate dining room, a modern family bathroom, and bright, balanced living space.

The accommodation comprises a welcoming entrance hall leading to a spacious reception room with feature fireplace. The separate kitchen is fitted with wall and base units with complementary work surfaces. The dining room provides an excellent setting for dining.

There are two well-proportioned bedrooms, both offering comfortable and versatile living space.

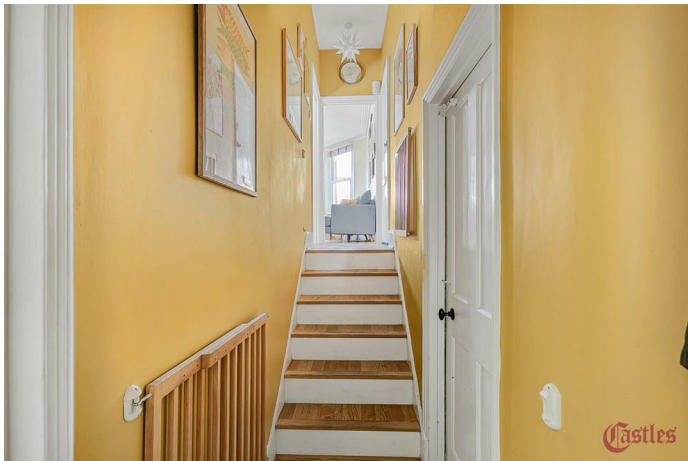
The property further benefits from a useful cellar, ideal for storage, with access from both the front of the building and the interior of the flat.

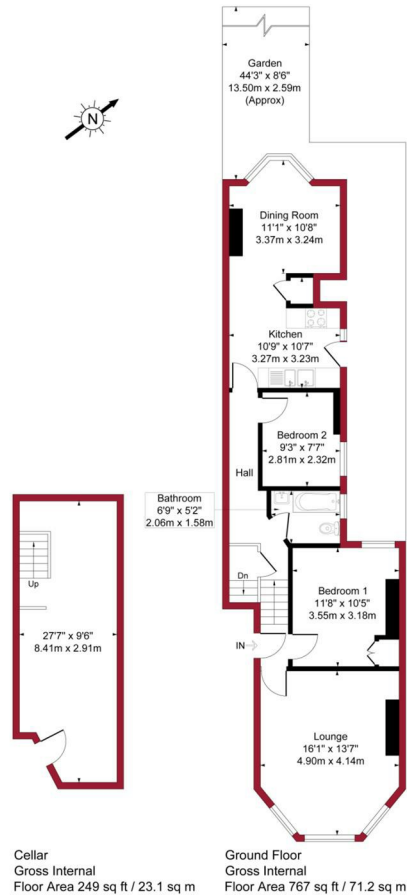
Externally, the delightful private garden provides a peaceful retreat, whilst enjoying attractive views over the New River at the rear.

Ideally positioned, the property is within easy walking distance of Bowes Park railway station, providing direct services to Moorgate, and Bounds Green Underground station (Piccadilly Line, Zone 3), offering excellent transport connections. Myddleton Road is also nearby, offering independent cafés, restaurants, shops and local amenities. Excellent schools and nearby green spaces further enhance the appeal of this highly desirable location.

Early viewing is highly recommended to appreciate this exceptional home.



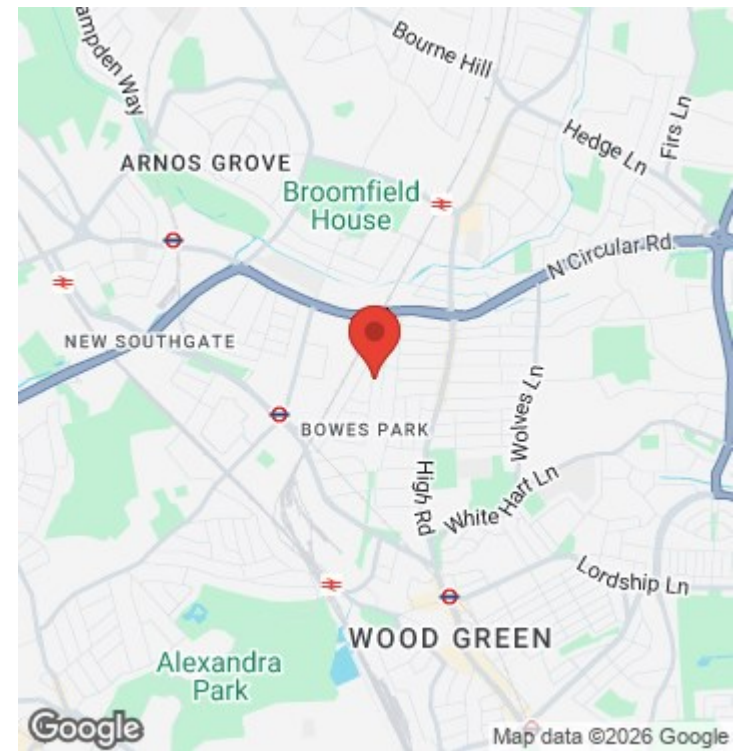




**Transport:**  
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood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



Period Conversion

Share of Freehold

**Council:** Enfield

**Council Tax Band:** C

**Lease Remaining:** 984

**Service Charge:** Ad-Hoc

**Ground Rent:** n/a



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.



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



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