

ASKING PRICE

£400,000 Share of Freehold
Woodside Road

N22

PROPERTY SUMMARY

Occupying a highly sought-after position on a picturesque tree-lined road in the heart of N22, this beautifully presented two-bedroom ground floor period conversion offers approximately 750 sq. ft. of elegant and thoughtfully designed accommodation.

This exceptional home effortlessly combines timeless period character with refined modern living, showcasing high ceilings, exquisite original features, an abundance of natural light, and a striking feature fireplace forming a sophisticated focal point within the impressive reception room. The well-balanced layout provides two generously sized bedrooms, making it an ideal choice for discerning first-time buyers or those seeking to downsize in style without compromise.

The property is superbly positioned for outstanding transport connectivity, with convenient access to London Underground at Wood Green (Piccadilly Line), alongside nearby rail services from Bowes Park via National Rail. A comprehensive network of bus routes further enhances connectivity, offering swift access into Central London and surrounding areas, making this an ideal location for commuters.

A standout feature of the property is the private rear garden, providing a tranquil and secluded outdoor sanctuary, perfect for al fresco dining, entertaining guests, or simply unwinding in a peaceful setting.

Further benefits include a share of the freehold, offering long-term security and peace of mind, alongside the added advantage of being sold on a chain free basis, ensuring a smooth and straightforward purchase process. Ideally located within easy reach of a wealth of local amenities, green spaces, and excellent transport links, the property strikes a rare and desirable balance between serenity and connectivity.

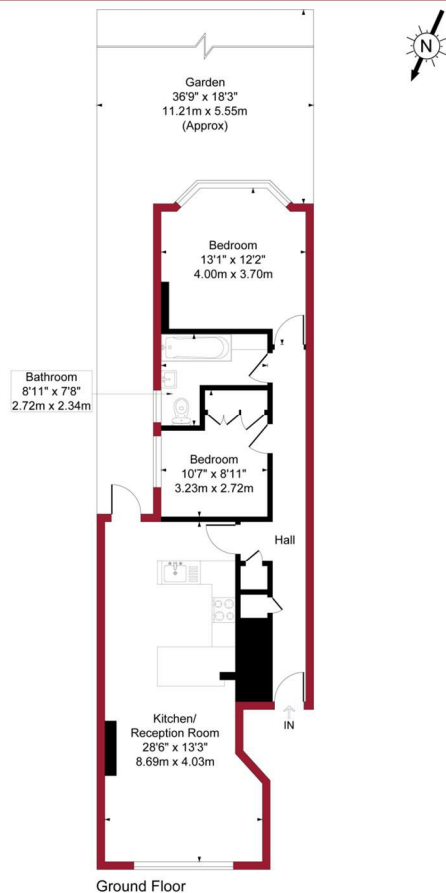
Combining refined period elegance, generous proportions, and exceptional outdoor space, this outstanding residence represents a rare opportunity to acquire a distinguished garden flat in one of the area's most desirable residential locations.





Woodside Road, London, N22

Approximate Gross Internal Area = 750 sq ft / 69.6 sq m



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:

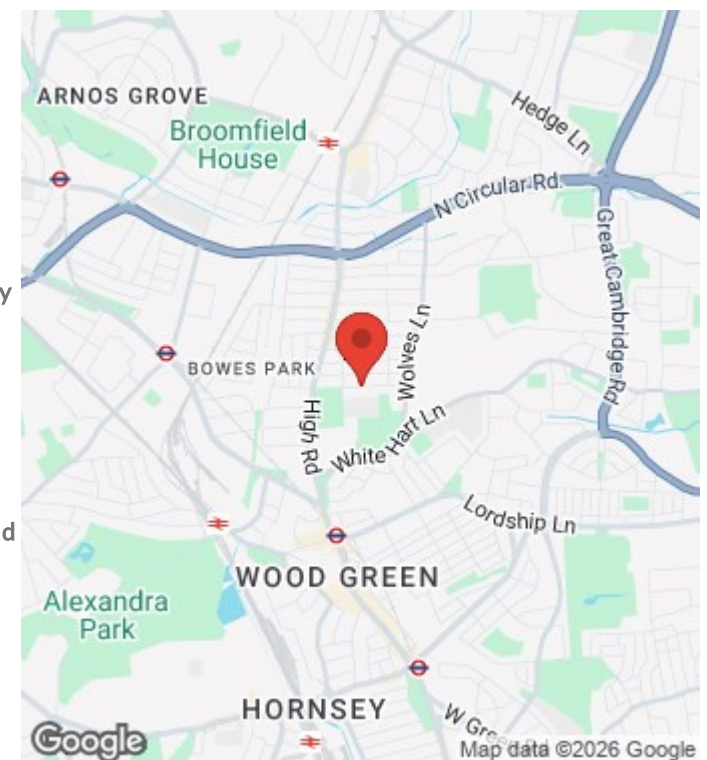
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground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

Leasehold - Share of Freehold

Council: Haringey

Council Tax Band: C

Lease Remaining: 995

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

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OFFICE DETAILS

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