



ASKING PRICE

£425,000 Leasehold
Opal Court, Park Road
N11



PROPERTY SUMMARY

Set directly opposite Springfield Community Park, this immaculately presented two bedroom second-floor apartment offers a sophisticated blend of contemporary style, generous proportions and refined everyday living. Beautifully maintained throughout and enhanced by bespoke fittings and carefully considered finishes, the property provides a stylish and highly comfortable home in an enviable North London setting.

The generous reception room forms the heart of the apartment, offering an elegant and versatile space for both relaxing and entertaining. This is complemented by a beautifully appointed kitchen featuring bespoke cabinetry and a contemporary finish. Two well-proportioned bedrooms provide comfortable and flexible accommodation, with the stylish modern bathroom completing the interior.

A particular feature is the apartment's exceptional position directly opposite Springfield Community Park, creating a welcome sense of greenery, openness and tranquillity rarely associated with apartment living. Allocated parking further enhances the property's practicality.

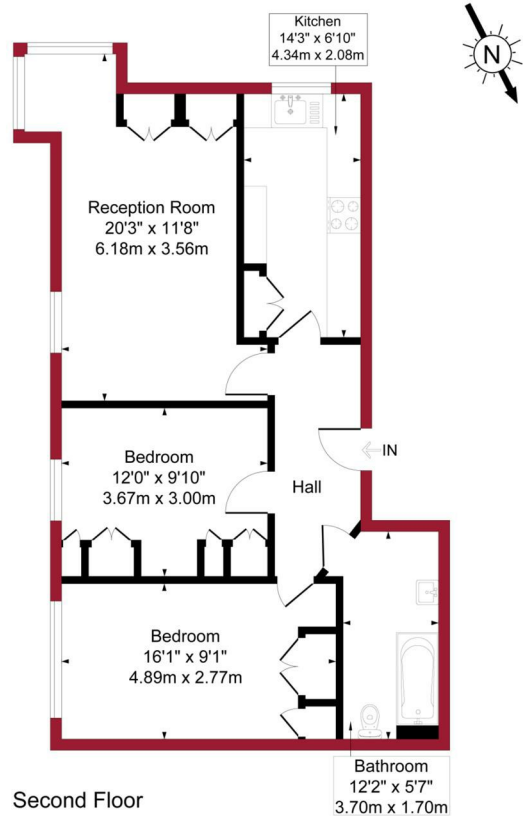
Situated within the sought-after N11 area, the property is ideally placed for an excellent selection of local amenities, including independent cafés, restaurants, shops and everyday conveniences. Green Lanes provides a vibrant choice of dining and leisure options, while Broomfield Park and Alexandra Palace offer further opportunities to enjoy extensive green space and outdoor recreation.

Transport connections are excellent, with Bounds Green Underground Station and Bowes Park Railway Station both within easy walking distance. Bounds Green provides access to the Piccadilly Line with convenient connections towards Central London, while Bowes Park offers rail services towards Moorgate and the City.

Combining bespoke interiors, generous proportions, allocated parking and a sought-after park-side setting, this exceptional apartment offers refined living in desirable North London.





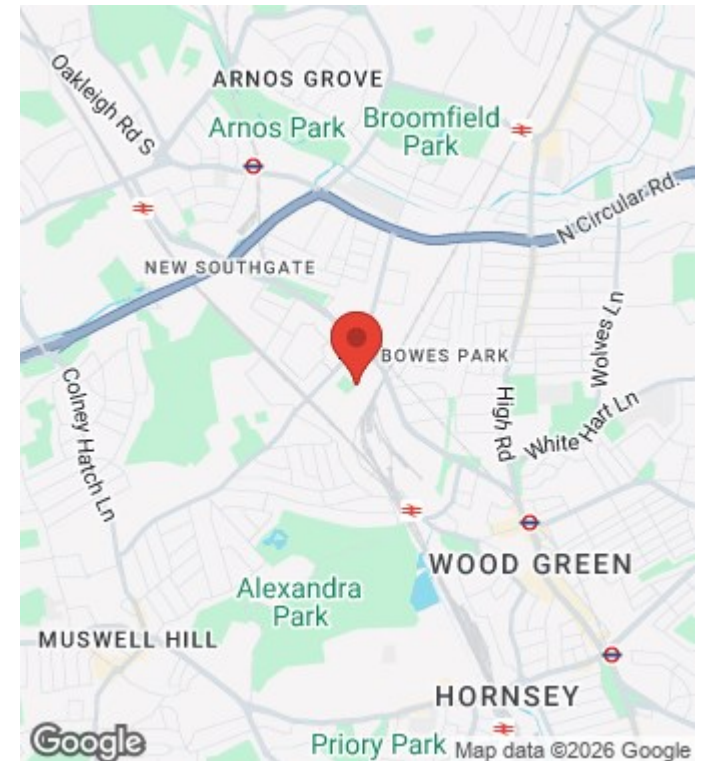


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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:
Bowes Park benefits from excellent transport connections, making it a popular choice for commuters and families alike. Bowes Park Mainline Station provides regular services into Moorgate via the Great Northern line, while nearby Bounds Green Underground Station (Piccadilly Line) offers direct access to Central London, King's Cross, and Heathrow Airport. The area is also well served by an extensive network of local bus routes, connecting residents to Wood Green, Palmers Green, Muswell Hill, and surrounding districts.

Shopping & Leisure:
Bowes Park offers a charming blend of independent retailers, cafés, restaurants, and local amenities, centred around the vibrant Myddleton Road, renowned for its strong sense of community and village-like atmosphere. The popular Myddleton Road Sunday Market regularly attracts visitors from across North London, showcasing artisan food producers, artisan traders, crafts, and live entertainment. Residents benefit from easy access to nearby Wood Green, while the iconic Alexandra Palace hosts concerts, exhibitions, and enjoys panoramic views across the London skyline. The picturesque New River Path provides attractive waterside walks and cycling routes, while nearby green spaces such as Alexandra Park offer extensive parkland, woodland walks, and recreational facilities. These local amenities and outdoor spaces further enhance the lifestyle appeal, contributing to Bowes Park's strong popularity with families.



Flat - Second Floor

Leasehold

Council: Haringey

Council Tax Band: D

Lease Remaining: 164 years remaining

Service Charge: £129.33 per month

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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Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(12-15)		
B	(16-20)		
C	(21-25)	80	80
D	(26-30)		
E	(31-35)		
F	(36-40)		
G	(41-45)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			