

ASKING PRICE

£600,000 Freehold Freehold

Morley Avenue

N22

PROPERTY SUMMARY

Set along a desirable, tree-lined residential road in N22, this impressive two-bedroom house is presented as a turnkey property, extending to approximately 917 sq ft and offering a stylish blend of contemporary design, generous proportions and versatile accommodation. The interiors have been carefully considered throughout, with an abundance of natural light, high-quality finishes and well-integrated storage.

At the heart of the home is a bespoke kitchen, complemented by two well-proportioned reception rooms, one offering the flexibility to accommodate a dedicated family dining area, together with wood flooring and fitted storage. A contemporary ground-floor shower room adds further flexibility to the layout.

The first floor provides two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and the second bedroom served by a further contemporary bathroom.

The loft has been enhanced to create a dedicated office area, providing a practical space for working from home.

To the rear, the garden provides a private outdoor setting, complemented by a garden studio suitable for use as a home office, creative space or utility room.

The property is well positioned for transport links, with Wood Green Underground Station providing access to the Piccadilly line and Alexandra Palace Station offering rail connections. A comprehensive local bus network provides further connectivity across North London and towards central London.

Morley Avenue is conveniently placed for a range of shops, cafés and restaurants, as well as highly regarded schools and attractive green open spaces, offering a well-balanced setting for modern living.

Combining considered design, quality finishes and flexible additional space, this is a stylish home in a sought-after North London location.

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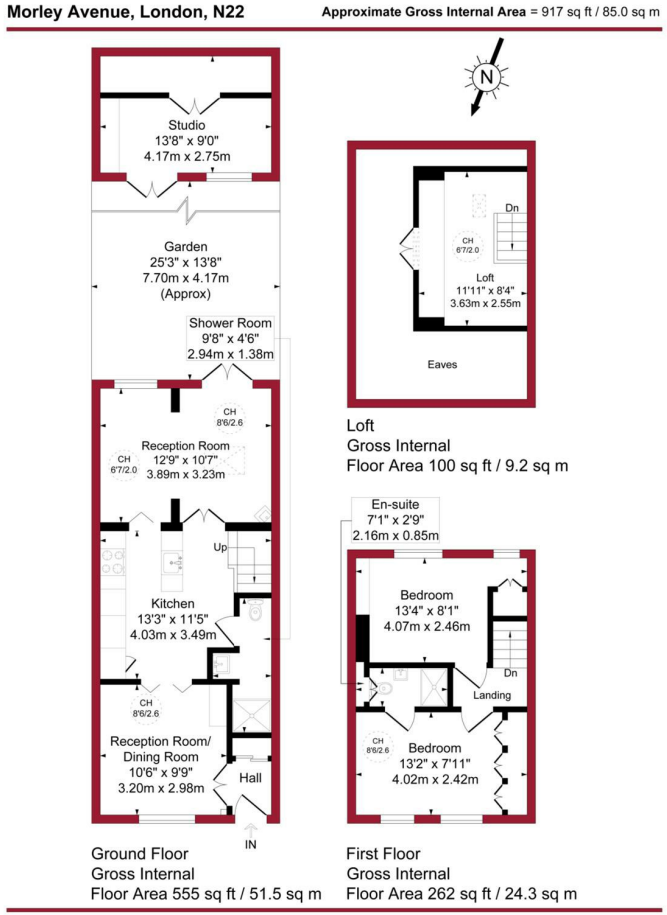












PINKPLAN

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:
Wood Green is exceptionally well connected, making it a highly convenient location for commuters and families alike. Wood Green Underground Station provides Piccadilly Line services with direct access into Central London, including King's Cross, Covent Garden and the West End, with connections towards Heathrow Airport. The area is also served by an extensive network of local bus routes, providing convenient links to neighbouring areas including Palmers Green, Bounds Green, Muswell Hill, Alexandra Palace and Tottenham. Excellent road connections via the A406 North Circular and M25 further enhance accessibility, making Wood Green particularly well placed for both London and wider travel.

Shopping & Leisure:
Wood Green offers an extensive and varied selection of shopping, dining and leisure amenities. The area is centred around Wood Green High Road and The Mall Wood Green, providing a wide choice of established retailers, independent shops, cafés, restaurants, supermarkets and everyday conveniences. The nearby Green Lanes further expands the selection of dining and lifestyle options, while residents can enjoy an excellent choice of green open spaces close by, including Alexandra Park and the grounds surrounding Alexandra Palace. With its combination of excellent transport connections, extensive amenities and access to attractive recreational spaces, Wood Green remains a popular and well-established North London location.

Directions to 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.



House

Freehold

Council: Haringey

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

Castles LONDON

OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

www.castles.london

