

ASKING PRICE

£445,000 Share of Freehold

Russell Road

N13

PROPERTY SUMMARY

A beautifully appointed ground floor two-bedroom period flat on the ever-popular Russell Road, offering a refined blend of timeless character, elegant proportions, and considered modern living in a highly desirable North London setting.

Extending to approximately 632 sq. ft., the property is well balanced throughout, with high ceilings and excellent natural light enhancing the sense of space. The reception room is particularly impressive, centred around a period fireplace that provides a striking focal point, adding warmth and character.

There are two well-proportioned bedrooms, complemented by a generous eat-in kitchen offering a practical yet sociable setting for everyday living and entertaining.

A rare and highly sought-after feature is the private rear garden, offering a peaceful outdoor sanctuary with delightful views towards the New River at the bottom, creating a strong sense of openness and tranquillity.

The property retains exquisite period detailing, seamlessly enhanced by tasteful contemporary finishes, resulting in a home that feels both characterful and sophisticated.

Positioned within the heart of N13, the location offers excellent transport connectivity. Palmers Green station provides direct National Rail services into Moorgate, offering a swift commute into the City of London. Bowes Park station further enhances accessibility with additional direct services into Moorgate.

For Underground travel, Bounds Green and Wood Green stations on the Piccadilly Line are within easy reach, offering direct routes into Central London including King's Cross, Covent Garden, and Leicester Square.

The area is also well served by an extensive network of local bus routes, providing connections to Wood Green.

In summary, a rare opportunity to acquire an elegant ground floor period home with high ceilings, feature fireplace, private garden with New River views, and excellent transport links, offered chain free a truly distinguished N13 residence.

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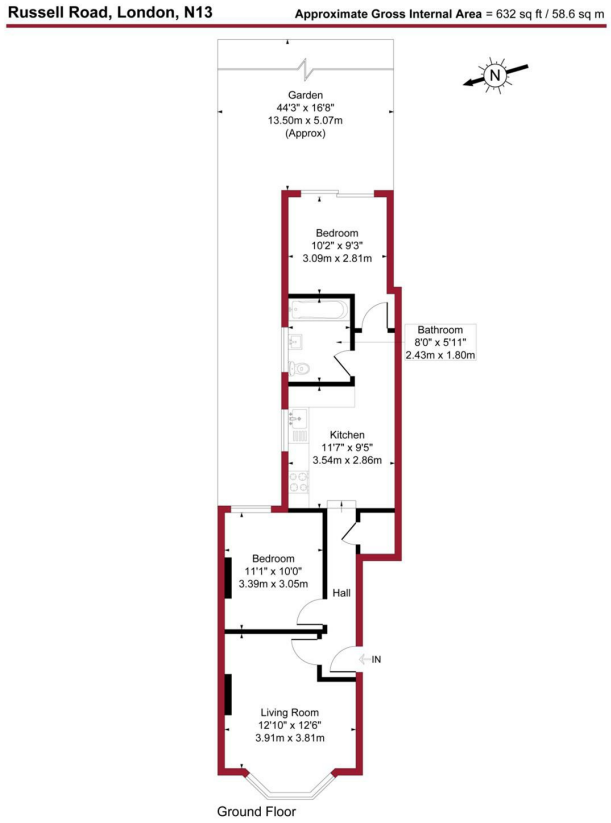
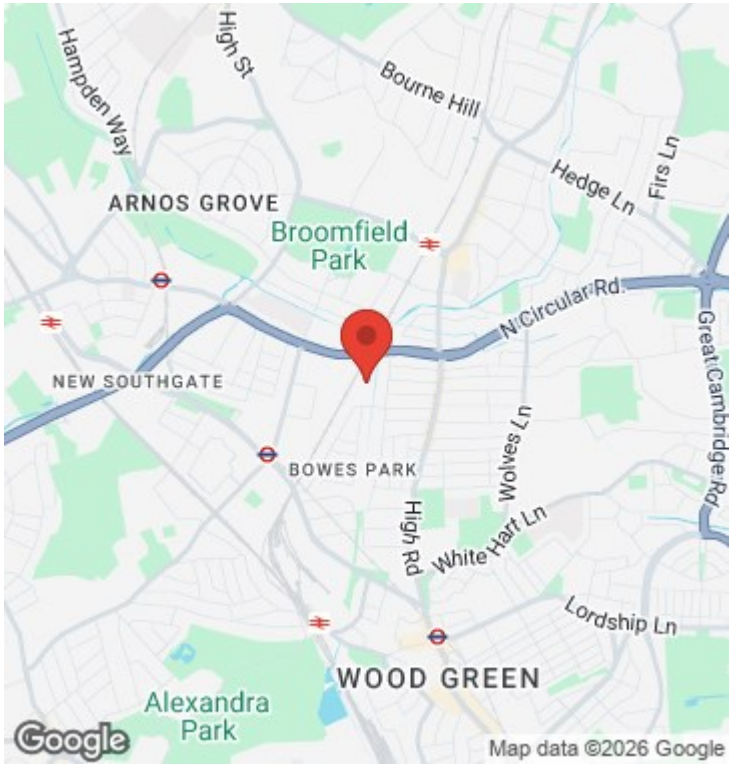


Transport:
Bowes Park benefits from excellent transport connections, making it a popular choice for commuters and families alike. Bowes Park Mainline Station provides regular services into Moorgate via the Great Northern line, while nearby Bounds Green Underground Station (Piccadilly Line) offers direct 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.

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

Share of Freehold

Council: Enfield

Council Tax Band: C

Lease Remaining: TBC

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

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