
Castles
LONDON
PRICE GUIDE
£325,000 - £350,000 Leasehold
Garwoods Lodge, High Road
N22
Castles
LONDON

PROPERTY SUMMARY

Price Guide £325,000 - £350,000

An attractive and particularly spacious one-bedroom first-floor apartment, extending to approximately 547 sq ft, set within a secure gated development of just 11 purpose-built apartments. Offering a superb balance of comfort, privacy and convenience, this appealing home presents an excellent opportunity for prospective purchasers.

The accommodation comprises an exceptionally spacious reception room, considerably larger than typically found in a one-bedroom apartment, providing an ideal setting for both relaxation and entertaining. Further accommodation includes a generously proportioned double bedroom and a modern bathroom finished with contemporary fittings. The thoughtfully arranged layout maximises the available space, creating a comfortable and inviting living environment.

The property enjoys a particularly convenient location, with an extensive choice of amenities close at hand. Wood Green offers an excellent variety of independent shops, popular cafés, restaurants and supermarkets, whilst The Mall Wood Green provides an established shopping and leisure destination, including a wide selection of high street retailers and a cinema. The surrounding area also offers a choice of local parks and green spaces.

Excellent transport connections further enhance the appeal, with Wood Green and Bounds Green Underground stations providing Piccadilly line services into King's Cross, the West End and towards Heathrow Airport. Bowes Park railway station offers additional Great Northern services towards Moorgate and across North London. A comprehensive network of local bus routes and convenient access to the North Circular Road provide further connectivity.

Combining generous internal proportions with the added security of a gated development, this appealing apartment represents an excellent first-time purchase.

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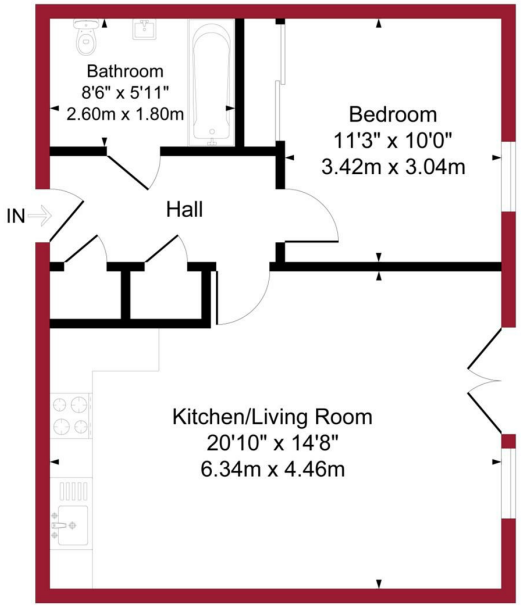








Garwoods Lodge, High Road, London, N22 Approximate Gross Internal Area = 547 sq ft / 50.7 sq m



First Floor

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.

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Transport:

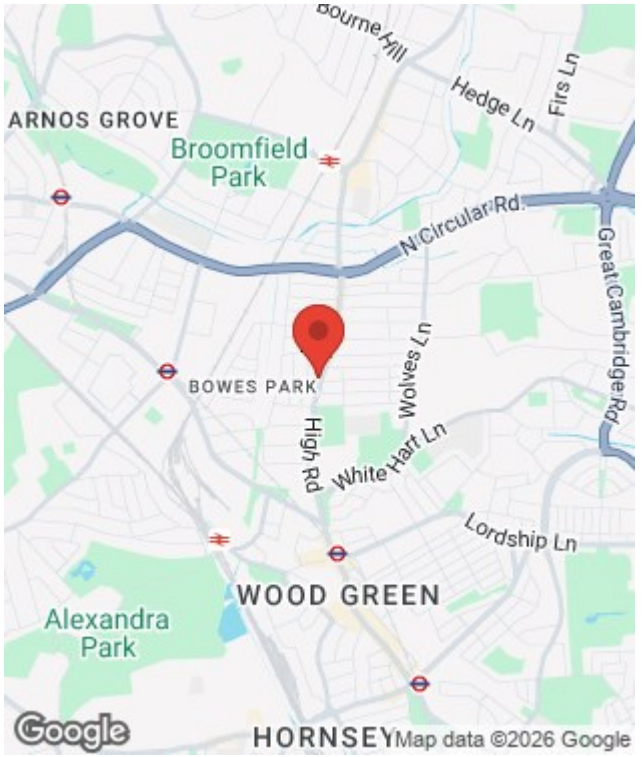
Wood Green enjoys excellent transport connections, making it a highly desirable location for commuters and families alike. Wood Green Underground Station (Piccadilly Line) provides direct access to Central London, King's Cross, the West End and Heathrow Airport, while Alexandra Palace and Bowes Park mainline stations offer additional rail services into Moorgate and other central London destinations. The area is further enhanced by an extensive network of bus routes, providing convenient connections to Muswell Hill, Palmers Green, Enfield, Tottenham and the surrounding neighbourhoods.

Shopping & Leisure:

Wood Green offers an impressive array of shopping, dining and leisure amenities. The Mall Wood Green provides a wide selection of high street retailers, supermarkets, cafés and restaurants, while the vibrant High Road presents a diverse mix of independent shops, eateries and everyday conveniences. Residents can enjoy the nearby Alexandra Palace, set within extensive parkland and renowned for its spectacular panoramic views across London, historic venue, sporting facilities, concerts, exhibitions and year-round events. Further recreational opportunities can be found at Woodside Park, alongside a variety of fitness centres, cinemas and entertainment venues, creating an appealing balance of convenience, culture and open space for all lifestyles.

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 - First Floor

Leasehold

Council: Haringey

Council Tax Band: C

Lease Remaining: 110

Service Charge: £170.00 per month

Ground Rent: £120.00 per year

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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OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

www.castles.london

