
Castles
LONDON
GUIDE PRICE
£350,000 - £400,000 Leasehold
Robin Court
N22
Castles

PROPERTY SUMMARY
Price Guide £375,000 - £400,000

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Enjoying a desirable position overlooking the tranquil surroundings of Woodside Park, this beautifully presented two-bedroom second-floor apartment offers approximately 715 sq ft of stylish and well-appointed accommodation. Combining contemporary open-plan living, a private balcony and an enviable North London setting, this exceptional home provides an excellent opportunity for first-time buyers, downsizers and investors alike.

The thoughtfully designed interior features an impressive open-plan kitchen, dining and living area, creating a bright and versatile space ideal for everyday living and entertaining. The generous proportions and considered layout provide a wonderful balance of comfort and functionality, while creating a welcoming environment for both relaxing and hosting guests. Large windows flood the room with natural light while framing the attractive park outlook, with direct access to a private balcony providing a peaceful outdoor retreat to relax, unwind and enjoy the surrounding views.

The accommodation further comprises two well-proportioned bedrooms and a modern bathroom, completing this stylish and practical home.

Ideally located in the heart of N22, the property is perfectly placed for the extensive amenities of Wood Green, while the beautiful green open spaces of Woodside Park, Alexandra Park and the iconic Alexandra Palace are all within easy reach, offering scenic walks, leisure facilities, year-round events and panoramic views across London. Excellent transport links, including Wood Green Underground Station (Piccadilly Line), provide swift access into Central London and beyond.

Combining generous proportions, contemporary open-plan living, a private balcony, picturesque park views and exceptional access to North London's finest green spaces, this outstanding apartment offers a superb lifestyle opportunity in one of N22's most desirable locations.

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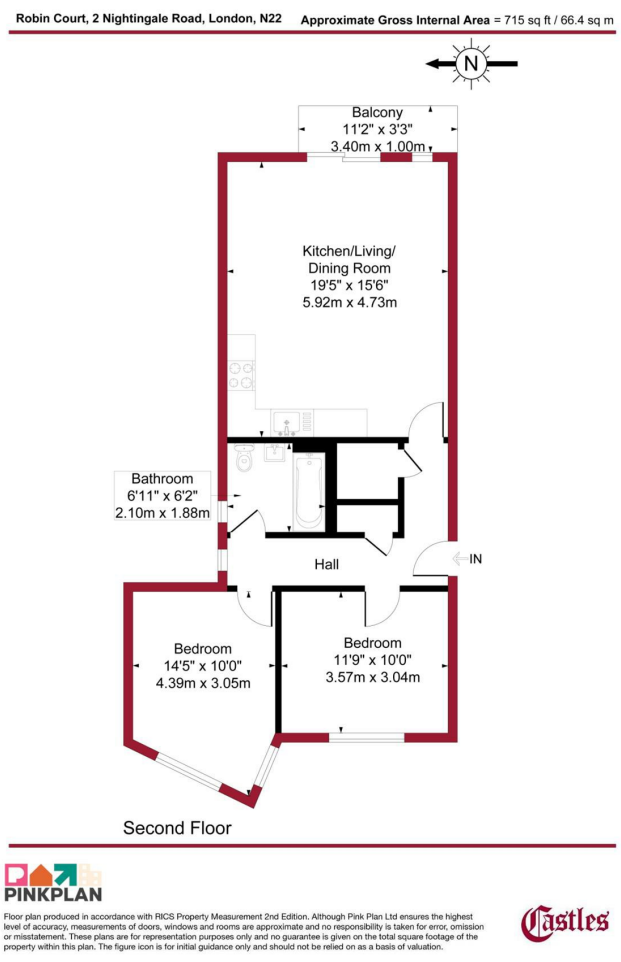
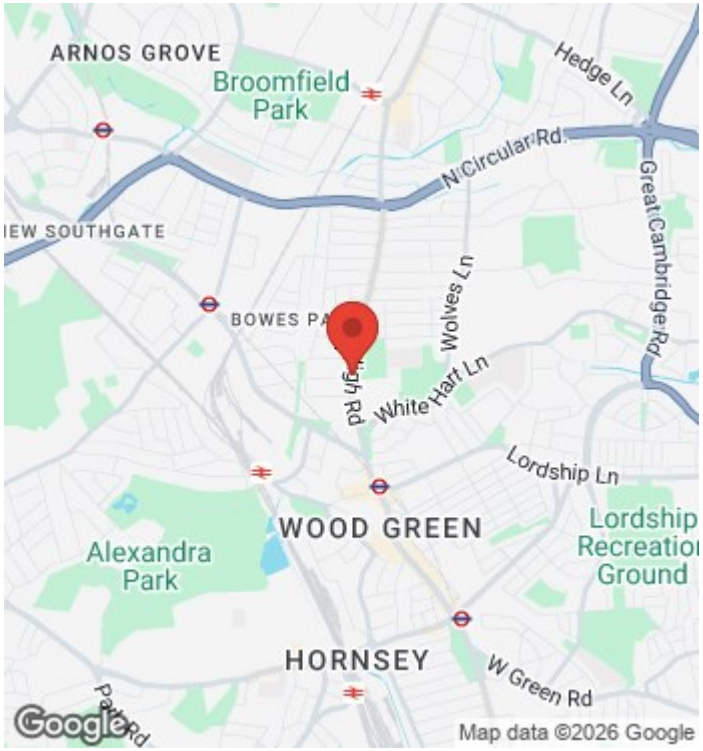


Transport:

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.



Flat - Second Floor

Leasehold

Council: Haringey

Council Tax Band: D

Lease Remaining: 169 years

Service Charge: £174.98 per month

Ground Rent: £200.00 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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