

OFFERS IN EXCESS OF

£450,000 Share of Freehold

High Road

N22

PROPERTY SUMMARY

A truly impressive ground-floor garden conversion occupying the entirety of this imposing period residence. Beautifully presented throughout, this exceptional two-double-bedroom home combines elegant period architecture, impressive ceiling heights, generous proportions and private outdoor space. With its own rear garden, share of the freehold and enviable position close to sought-after amenities, the property offers a rare opportunity to acquire a characterful North London home blending traditional charm with contemporary convenience.

The accommodation features a bright and spacious front reception room with original sash windows and high ceilings, complemented by two generous double bedrooms, a modern bathroom and fitted kitchen. Generous storage areas further enhance practicality, while direct access to a private rear garden offers an excellent opportunity for outdoor living and entertaining.

Ideally positioned for local amenities, the property is within easy walking distance of award-winning Myddleton Road, renowned for its independent cafés, restaurants and vibrant neighbourhood atmosphere. Excellent transport connections include Bowes Park Railway Station, offering Great Northern services towards Moorgate, together with Bounds Green and Wood Green Underground Stations. The Piccadilly Line provides access towards central London, while local bus routes further enhance connectivity.

Combining generous accommodation, private garden access and attractive period features, the property offers an appealing opportunity for those seeking a well-connected London home.

Being offered on a chain-free basis with a 900 years lease and share of the freehold, this beautifully presented period conversion represents an excellent opportunity to acquire a distinctive garden home in a highly desirable North London location, combining character, comfort and convenience.

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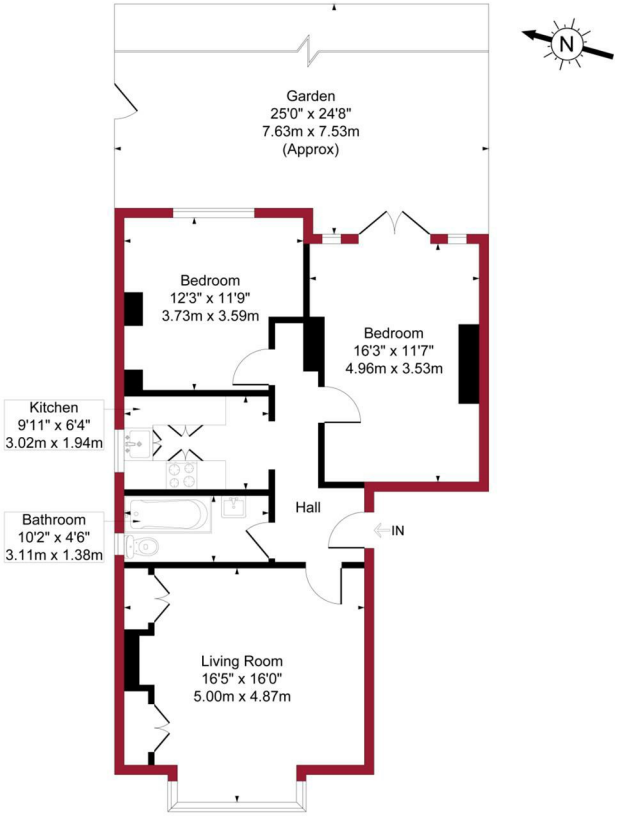








High Road, London, N22 — **Approximate Gross Internal Area** = 754 sq ft / 70.0 sq m



Ground 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.

Castles

Transport:

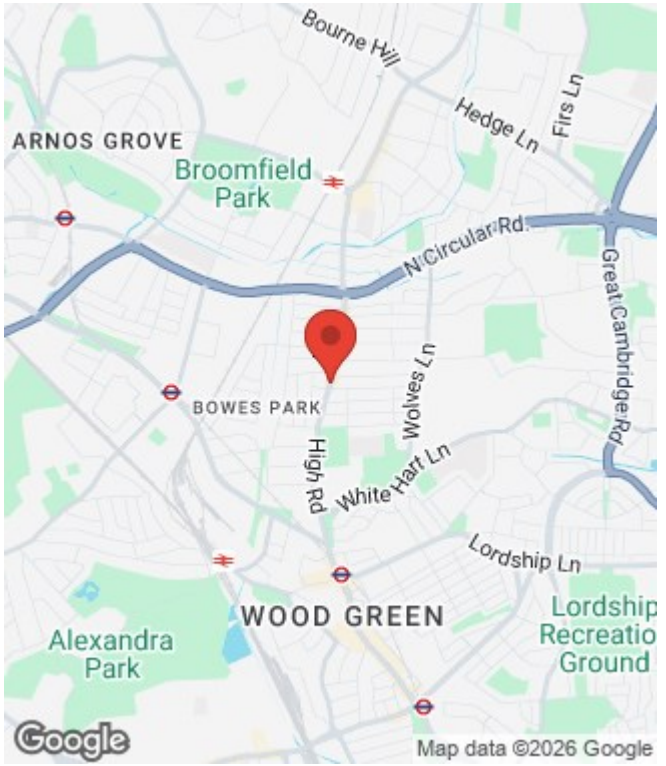
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

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 - Ground Floor

Leasehold - Share of Freehold

Council: Haringey

Council Tax Band: C

Lease Remaining: 900 years remaining

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

Castles
LONDON

OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

www.castles.london

