

PRICE GUIDE

£800,000 - £850,000 Freehold

Whittington Road

N22

PROPERTY SUMMARY

Price Guide £800,000 - £850,000

An exceptional Victorian family residence occupying a highly desirable position on Whittington Road, Bowes Park, N22, offering approximately 1,461 sq ft of beautifully proportioned accommodation and a rare opportunity to create a truly individual home. Offered chain free, this impressive property combines period character, generous living space and outstanding potential.

Rich in period charm and original features, the property offers a versatile layout comprising interconnecting twin reception rooms, separate dining room, kitchen and guest cloakroom. The upper accommodation provides three generous bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom. Excellent natural light, impressive proportions and period detailing feature throughout.

Externally, the property benefits from off-street parking to the front and a private rear garden extending to approximately 62 ft, providing an ideal outdoor space for entertaining and family enjoyment.

Located in the heart of Bowes Park, the property enjoys excellent transport connections. Bounds Green and Wood Green Underground Stations, both served by the Piccadilly Line, provide access towards Central London, the West End and Heathrow Airport, while Bowes Park Mainline Station offers Great Northern services towards Moorgate and central London.

The surrounding area offers independent cafés, restaurants, local shops and highly regarded schools, making this an excellent choice for families seeking convenience and lifestyle.

A rare opportunity to acquire a substantial Victorian residence with period character, generous proportions, off-street parking and a 62 ft private rear garden. Early viewing is strongly recommended to appreciate the space, location and potential of this impressive Bowes Park home.

3 2 2 D





















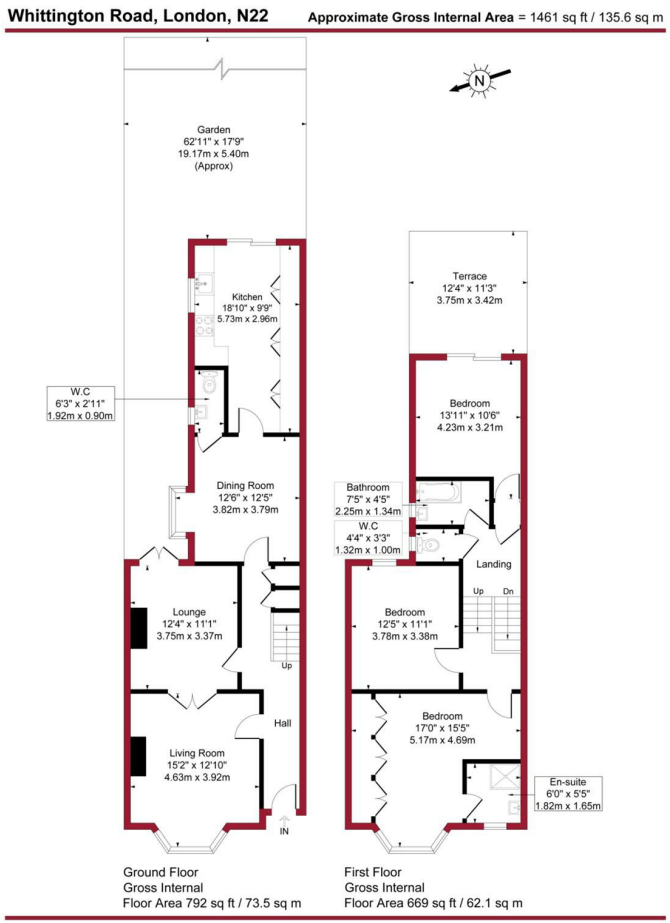












PINKPLAN

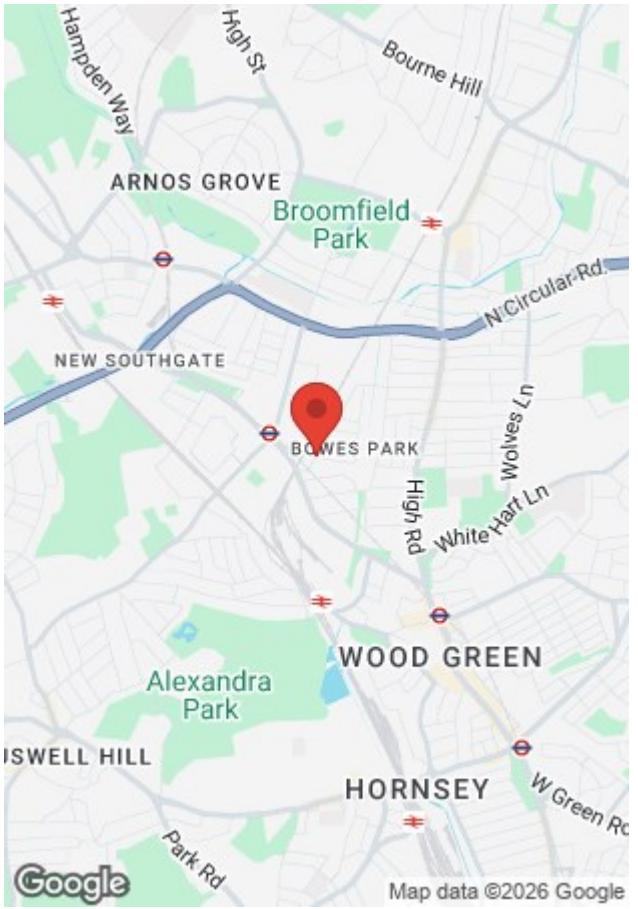
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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:
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.



House

Freehold

Council: Haringey

Council Tax Band: E

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

