

23A

WOODSIDE
ROAD

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property agents

radiant & inviting ambiance
two bedroom, garden flat

guide price
£425,000 - £450,000

nestled within the picturesque setting of woodside road n22, is this delightful two bedroom ground floor garden flat offering a harmonious blend of comfort, convenience, and character. boasting a share of freehold, this residence promises a secure investment in a sought-after location.



description

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upon entering, you're welcomed into a bright and airy living space, where large windows invite natural light to dance across the room. the layout seamlessly connects the living room area to a well-equipped kitchen/diner, complete with modern appliances and ample storage.

two bedrooms provide peaceful sanctuaries for relaxation and rest with the master bedroom offering direct access to the garden. the second bedroom, equally inviting, offers flexibility for guests or a home office.

two standout features of this property are the private garden and the charming conservatory, a versatile space flooded with sunlight, ideal for enjoying morning coffee.

step outside to discover your own private garden with greenery and a patio area create an inviting atmosphere for outdoor dining and entertaining.





location

woodside road is in a superb location, situated within easy access to the north circular road (a406) being just a 3 minutes' drive away, in addition to the a10 being just a 5 minutes' drive. the m25 is also easily accessible being only from a 14 minutes' drive away.

many local amenities such as restaurants, supermarkets and stations are all within a walking distance via green lanes high road. otherwise, wood green high road and "shopping city" is a short walk away (1.0 mile), offering an array of clothing stores, supermarkets restaurants and coffee shops alike, as well as many key bus links which offer direct access into the capital and surrounding areas.

wood green station is located just a short walk away, which provides access to central london within just over 15 minutes. alternatively, bowes park

overground station is also located just a 14 minutes' walk providing access to great central locations such as finsbury park and old street.

you can enjoy an abundance of open greenery with woodside park being a stone's throw away, as well as being close to alexandra palace & park with alexandra palace being our preference due to its eye watering views of the city as well as many family activities on offer. these can range from ice skating at the famous ice rink, to a simple stroll or paddle boat down the memorable lake. this is also the perfect environment to enjoy many fitness activities such as cycling, jogging or even 'go ape' for the kids.

many schools can be found locally, with st thomas moor school (rated outstanding by ofsted) being a 3 minute walk away.



floorplan:

23a woodside road,
london, n22 5hp

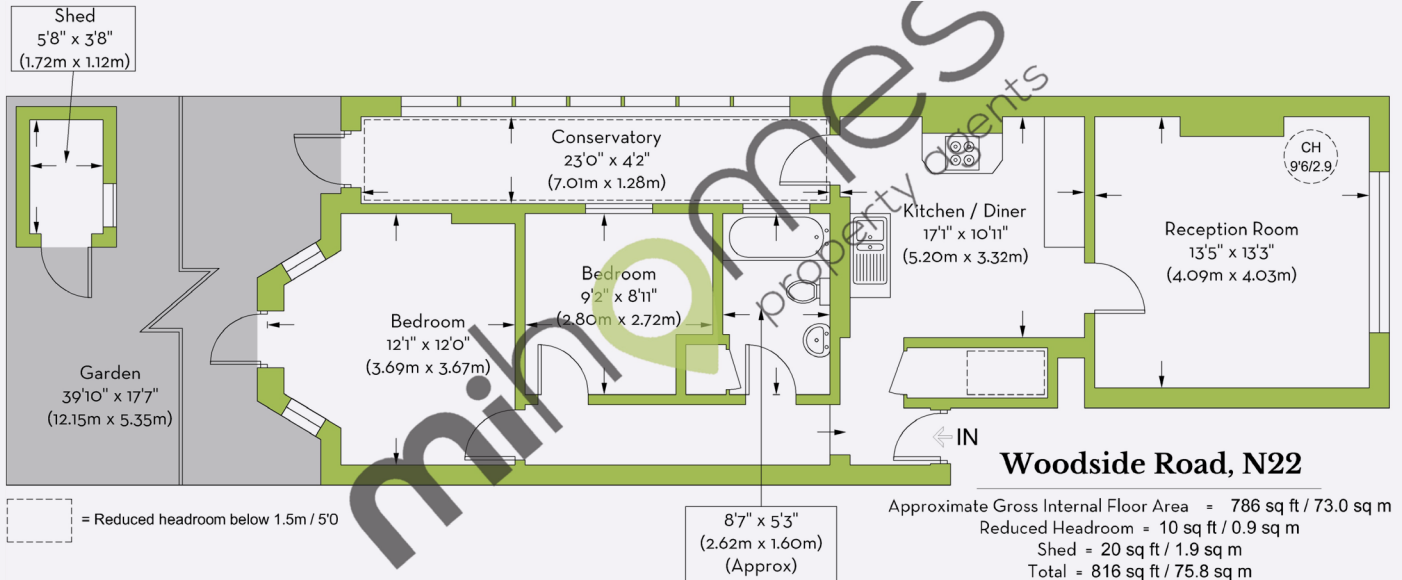
epc rating:
d

council tax band:
c

remaining lease term:
125 years on completion



this plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1080419)



overview

- | | |
|----------------------------------|--------------------------|
| private rear garden | share of freehold |
| st thomas more school catchment | two bedrooms |
| short walk to wood green station | no service charge |
| offered on a chain free basis | easy access to a10 & m25 |

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hello@mi-homes.co.uk



9 onslow parade,
hampden square,
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