



46 High Road, London, N22

BUTLER & STAG



# A two bedroom apartment in the brand new The Icon development, in the heart of Wood Green.



- Brand New Development
- Contemporary
- Communal Gardens
- Fully Tiled Bathrooms
- Two Bedroom Apartment
- Great Transport Links
- Private Balcony
- Modern Kitchen

Welcome to The Icon, an exciting new residential development offering a contemporary and vibrant lifestyle just 0.1 miles away from Turnpike Lane Station.

Situated just a stone's throw away from Turnpike Lane Station, The Icon places you at the heart of connectivity, making daily commuting a breeze. Each flat in our development is thoughtfully designed with a modern aesthetic, featuring open-plan living spaces that seamlessly flow into sleek Betty Holland kitchens. Enjoy the luxury of space, light, and comfort in every corner.

Step outside to your own private oasis – each flat comes with a balcony offering views of the cityscape. Whether it's enjoying morning coffee or evening sunsets, your balcony is your personal retreat. Escape the urban hustle and unwind in our beautifully landscaped communal garden. A green sanctuary within the city, perfect for socializing, reading, or simply enjoying the fresh air.

Don't miss the opportunity to call The Icon home! Secure your place in this thriving community. Book your viewing today by contacting us

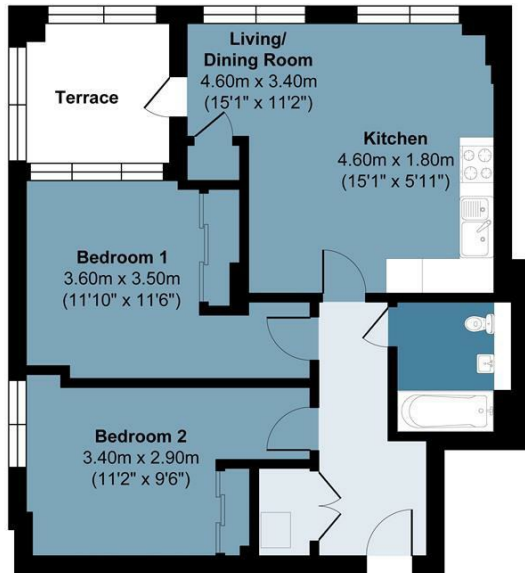
Council Tax Band - New Build Rating Not Available Yet





Approx. Gross Internal Area 61.9 sq M ( 666 sq Ft)

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Room	Meters	Feet
Living+Dining	3.4 x 4.6m	11'2" x 15'1"
Kitchen	1.8 x 4.6m	5'11" x 15'1"
Bedroom	3.6 x 3.5m	11'10" x 11'6"
Bedroom	3.4 x 2.9m	11'2" x 9'6"
<b>Total</b>	<b>61.9 sqm</b>	<b>666 sqft</b>
Terrace	6.3 sqm	67 sqft

Measurements are approximate and for illustration purposes only, while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.  
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**BUTLER & STAG**

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[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.