



Castles

GUIDE PRICE

£550,000

Marlborough Road

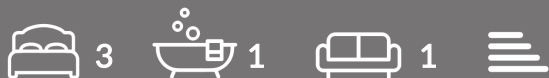
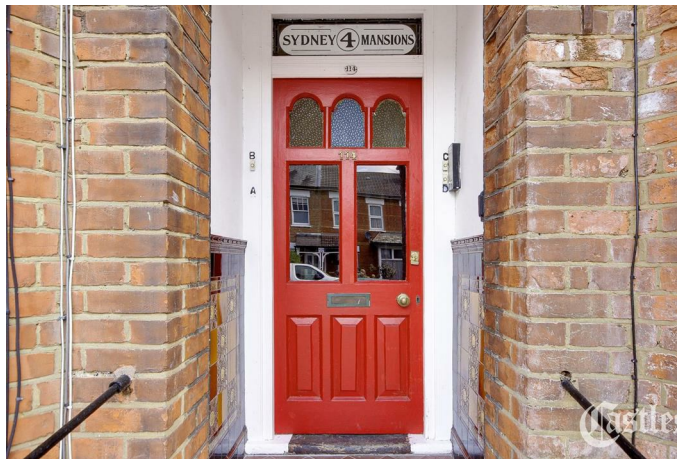
Wood Green, N22 8NN

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PROPERTY SUMMARY

Guide Price: £550,000-£575,000. Nestled in the heart of Bowes Park — recently voted one of the best places to live — this stunning three-bedroom, split-level mansion flat occupies the first floor of an elegant period building and offers the perfect blend of timeless character and modern comfort. This beautifully presented home showcases charming period features including high ceilings, original sash windows, exposed floorboards, and ornate fireplaces, effortlessly combined with stylish contemporary finishes.

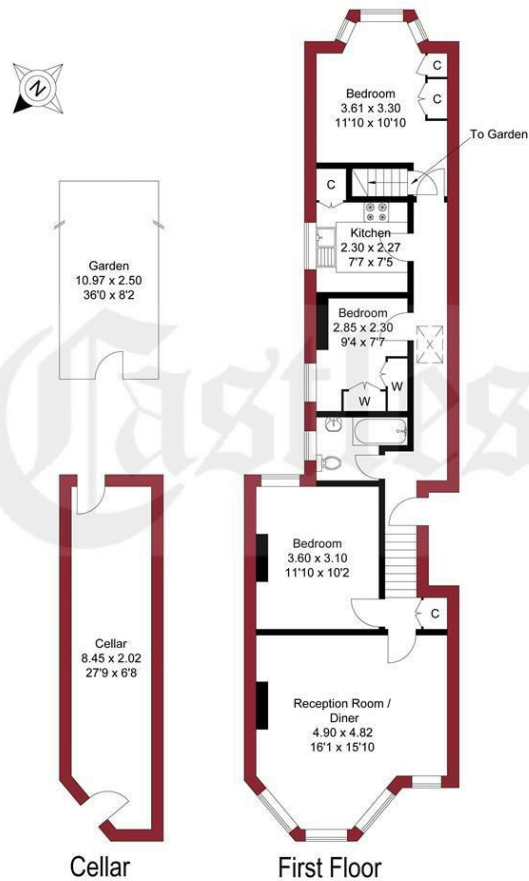
Step into a spacious and light-filled front reception room, complemented by a sleek, fully fitted kitchen, a modern bathroom, and generous storage throughout. The property also benefits from direct access to a delightful, low-maintenance South-East facing garden, offering serene views over the tranquil New River — ideal for relaxing or entertaining. A convenient storage cellar is accessible from both front and rear gardens, adding to the practicality of the space. Located just a stone's throw from the lively and ever-popular Myddleton Road, known for its array of independent shops, coffee houses, and eateries, this flat also offers superb connectivity to Central London via Bounds Green Tube (Zone 3) and Bowes Park Station (Moorgate Line). A rare opportunity to own a characterful yet contemporary home in one of North London's most desirable neighbourhoods.



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APPROXIMATE GROSS INTERNAL AREA
73.54 sqm / 791.57 sqft (Excluding Cellar)
90.25 sqm / 971.44 sqft (Including Cellar)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

A guide to the area



Flat - First Floor

Leasehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

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



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081
www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			