

ALBERT ROAD

THOMAS
JAMES



Combining convenience with stylish décor and period charm, this immaculate two bedroom ground floor maisonette in Haringey has a private rear garden and is within easy walking distance of shops, schools, and several tube and train stations.

Albert Road, N22
Offer in excess of £625,000
Leasehold

Two bedroom maisonette
South facing garden
Modern kitchen
Double glazed sash windows
143 year lease
No fixed service charge
Peppercorn Ground rent
0.6m to Bounds Green Tube

CT band: D
Council: Haringey
EPC rating: D

by appointment only
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This charming two bedroom purpose-built maisonette on the ground floor of an attractive Edwardian terraced property perfectly combines period features with contemporary fixtures, fittings, and décor. The property has been well-maintained by the current owners, and the interior décor has a considered coherence that imbues the whole property with a sense of order and calm.

The tone is set by the smart exterior, including a smart front garden and an attractive front door with original leaded lights that opens into the long hallway. Painted green below the dado rail and featuring a welcoming engineered wood floor, this leads directly to all rooms and has two built-in cupboards.

The spacious front living room has a traditional feel with stunning original features including an original cast iron fireplace with an ornate tiled surround and complementary modern additions including bespoke plantation shutters on the wide bay window.

The kitchen (refurbished in 2024) is at the rear of the property. Fitted with smart handleless gloss white cabinets and discreet integrated and freestanding appliances it's a pleasant and practical space. Glazed doors to the hall and garden and a window above the sink provide good natural light, and the easy access to the garden is ideal for entertaining on the paved garden terrace.



The two bedrooms are ideally located to either side of the bathroom which is a generous size, mainly tiled, and fitted with a bath (with a shower and glass screen) and a freestanding washbasin and WC. A sash window provides good natural light and ventilation. The main bedroom is a large double with a beautiful original cast iron fireplace, fitted cupboards, and a view of the garden. The second bedroom measures 10ft8 by 8ft and also has a window to the garden. Both rooms have engineered wood floors, dado rails, and subtle painted walls.



Outside, the south-facing rear garden has a paved terrace, a practical artificial turf lawn, and a gate at the end to a back alley with pedestrian access to the adjacent street.

The property is in excellent condition throughout and has gas central heating and recently fitted wood double glazed sash windows and an abundance of period features such as dado and picture rails, cornicing, and stripped wood internal doors. It has a long 143 year lease.



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LOCAL LIFE

There are plenty of nearby public transport options, including Bounds Green tube station on the Piccadilly Line (13 minutes' walk / 0.6 miles) and Alexandra Palace station (15 min / 0.7 miles) from the property.

Oliver Tambo Recreation Ground is a couple of minutes' walk from the property, and it's less than half a mile to Alexander Park.

The property is close to popular local schools including Rhodes Avenue Primary School, Alexandra Park School.



LINKS

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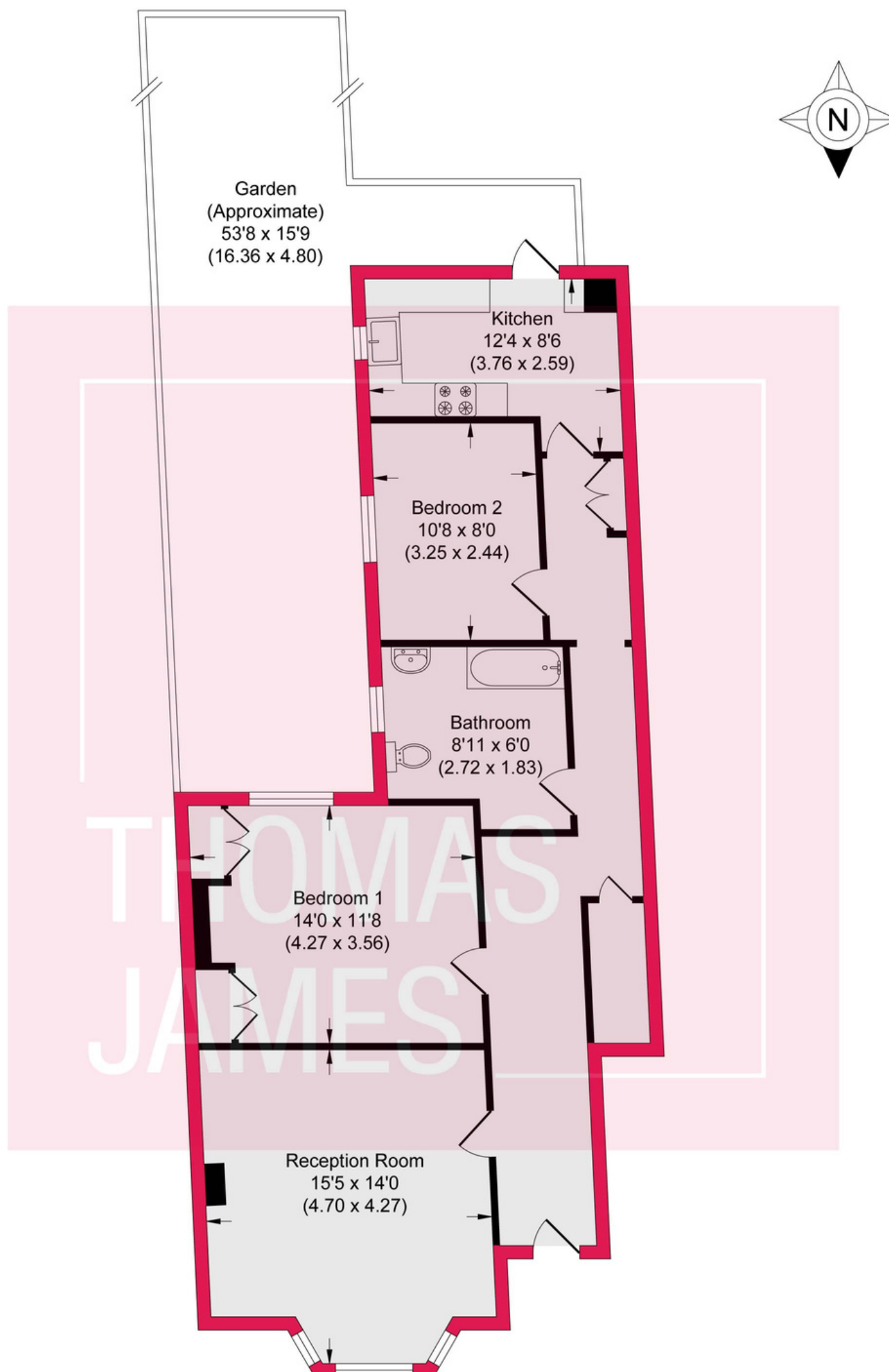
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Ground Floor
72.0 sq.m. (778.0 sq.ft.) approx.



TOTAL FLOOR AREA : 72.0 sq.m. (778.0 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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