



**Maryland Road, London N22 5AS**



**welcome to**  
**Maryland Road, London**

This exceptionally well-presented 2 bedroom, 2 reception room, first floor maisonette provides extremely bright and well-planned living accommodation, and direct access to a well-kept private rear garden. The flat is located in one of the area's most sought-after streets.

Situated within a 1/2 mile radius of Bounds Green(Piccadilly Line) station for direct and speedy runs to Kings Cross, and Bowes Park (Great Northern Line) station for access to Moorgate, and the range of shops and services close by. The location also provides easy access to a great selection of bus routes, shopping and leisure facilities of the nearby centres of Bounds Green, Wood Green, Alexandra Park & Palmers Green whilst access to the A406, North Circular Road, is nearby.

The area is also well served by a wide number of sought-after schools at Primary and Secondary levels, including St Thomas More School, Tottenham & Earlham Infant schools & St. Michael at Bowes Church of England school. Additionally, regular bus routes are also accessible close by.



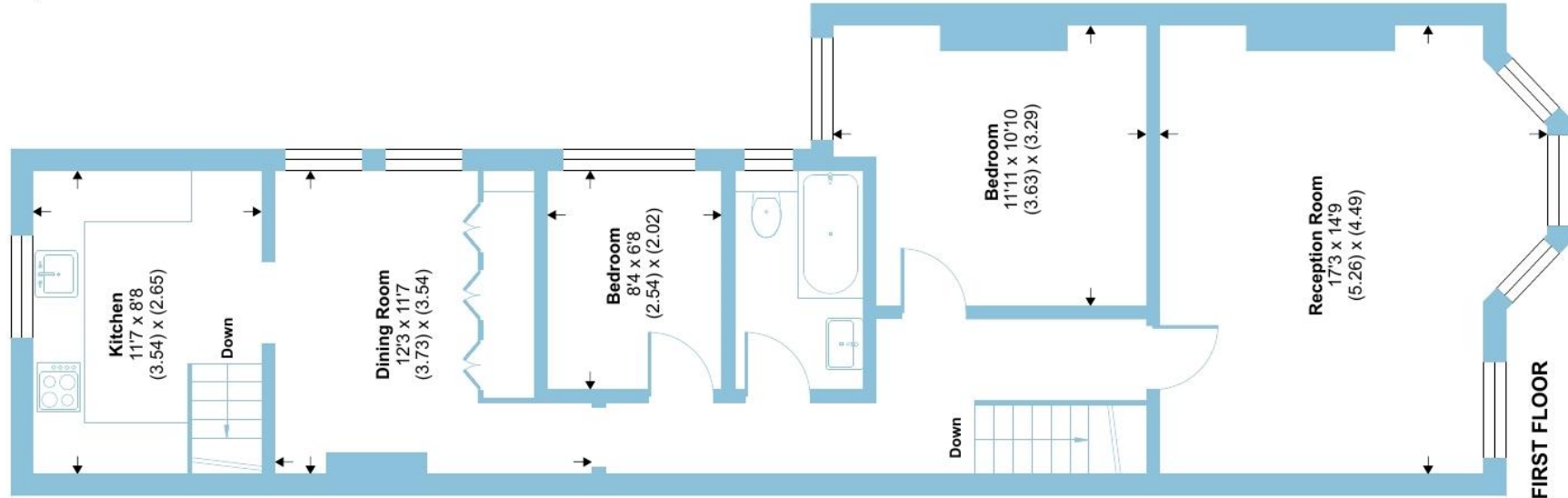
# Maryland Road, London, N22

Approximate Area = 831 sq ft / 77.2 sq m

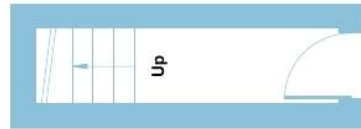
For identification only - Not to scale



GROUND FLOOR 2



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.  
Produced for Barnard Marcus. REF: 1280444

welcome to

## Maryland Road, London

- 2 Spacious Receptions
- Modern Fitted Kitchen
- Two Bedrooms
- Attractive Bathroom
- Direct Access to Private Garden

Tenure: Leasehold

EPC Rating: Awaited

Council Tax Band: C

This is a Leasehold property with details as follows; Term of Lease 231 years from 29 Sep 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MUH105905](https://barnardmarcus.co.uk/Property/MUH105905)



Property Ref:  
MUH105905 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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