



Palace Gates Road, N22 7BW

£995,000 FREEHOLD

A fantastic opportunity to acquire this expansive four/five-bedroom, two-reception Victorian house to its former grandeur. This distinguished family home with endless potential for renovation is nestled in one of North London's most desirable areas, Alexandra Palace, this residence combines spacious living with a fantastic location close to excellent amenities. This is a rare find for those seeking a spacious family home with character and charm—don't miss the opportunity to make it your own. The Palace, with its park, theatre and boating lake, is located around the corner. Just opposite the property, is a local parade of shops with the popular café, Sweet Tree Bakery. Alexandra Palace train Station is 0.17 miles from the property and provides swift access into Central London (Moorgate & Kings Cross)

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Palace Gates Road, London, N22

Approximate Area = 1580 sq ft / 146.8 sq m

Limited Use Area(s) = 86 sq ft / 8 sq m

Total = 1666 sq ft / 154.8 sq m

For identification only - Not to scale



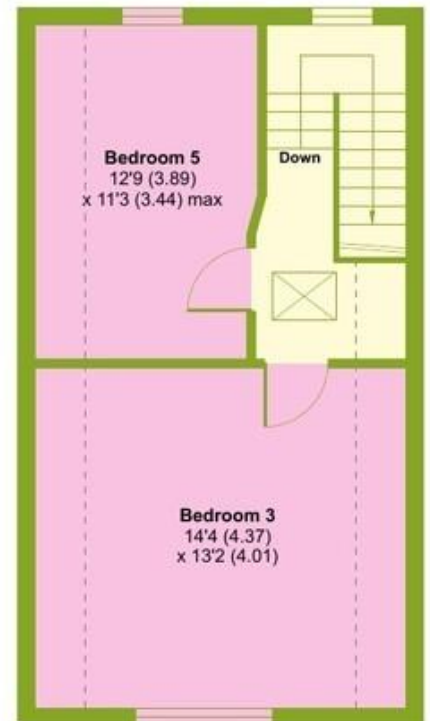
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



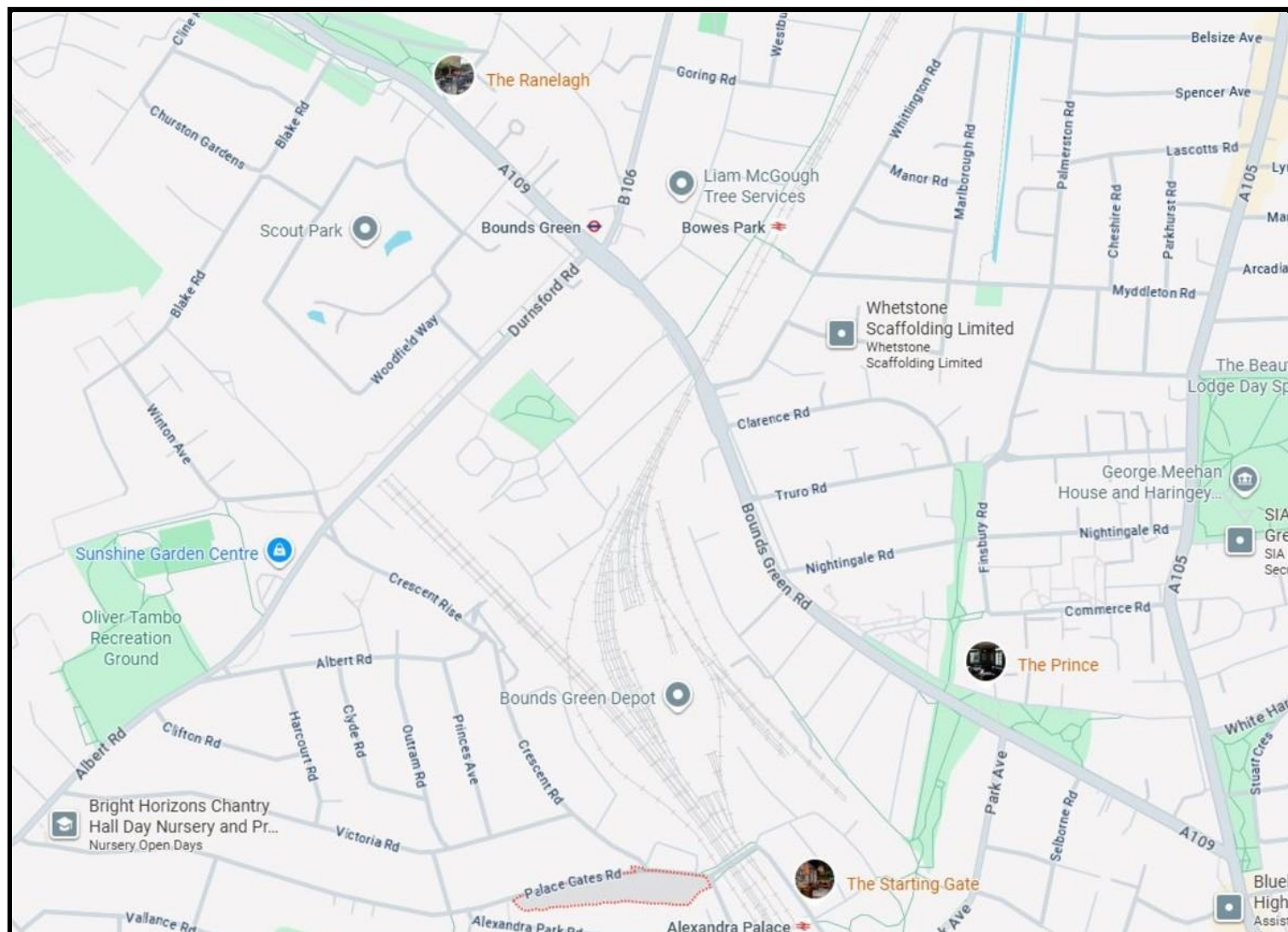
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1346304

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900
boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022
turnpikelane@wilkinsonbyrne.com