



JAKE CHARLES

EST 2021



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26b Imperial Road London, N22 8DE

- Split-level layout with nearly 1,000 sq ft of living space
- Spacious kitchen diner
- Ample storage throughout
- Two generous double bedrooms, one with en-suite
- Modern family bathroom
- Prime location with easy access to local amenities and transport
- Bright, separate living room with sash windows
- Period Features

Asking Price Asking price £500,000

26b Imperial Road

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Jake Charles Property is proud to present this generously proportioned two-bedroom split-level property, offering exceptional space, character, and convenience.

Arranged over two floors and flooded with natural light, the property features a bright and inviting living room with classic sash windows, perfect for relaxing or entertaining. The separate kitchen diner is well-sized and functional, offering plenty of space for cooking, dining, and socialising.

Both bedrooms are good sized doubles, with the main bedroom benefiting from its own private en-suite. A modern, fully tiled family bathroom and excellent built-in storage complete the interior.

Situated in a highly sought-after location, just a short walk from Bounds Green, Wood Green, and Alexandra Palace, this home enjoys close proximity to an array of shops, cafes, bars, restaurants, green spaces, and outstanding transport links.

Council tax band - C (Haringey)



Location



Floor Plan



Imperial Road

Approximate Gross Internal Floor Area : 90.90 sq m / 978.43 sq ft
(Excluding Eaves Storage)

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	