

ASKING PRICE

£350,000 Share of Freehold

Whittington Road

N22

PROPERTY SUMMARY

Situated on Whittington Road in the popular area of Bounds Green, N22, this two-bedroom flat offers practical living accommodation in a well-connected North London location. The property would suit buyers or investors looking for a conveniently located home.

The accommodation comprises a spacious reception room, two well-proportioned bedrooms and a bathroom. The reception room provides a good-sized central living space, while the bedrooms offer flexibility for a range of furniture arrangements and uses.

The property also benefits from a private garden, providing some useful outdoor space and a pleasant area to enjoy during the warmer months.

Located in Bounds Green, the property is within easy reach of a range of local shops, cafés, parks and other amenities. There are also good transport links nearby, providing convenient access to surrounding areas and central London.

Offering two bedrooms, a spacious reception room and a small garden, this property provides a practical home in a convenient location. Viewing is recommended to appreciate the accommodation on offer. Being offered on a chain free basis.

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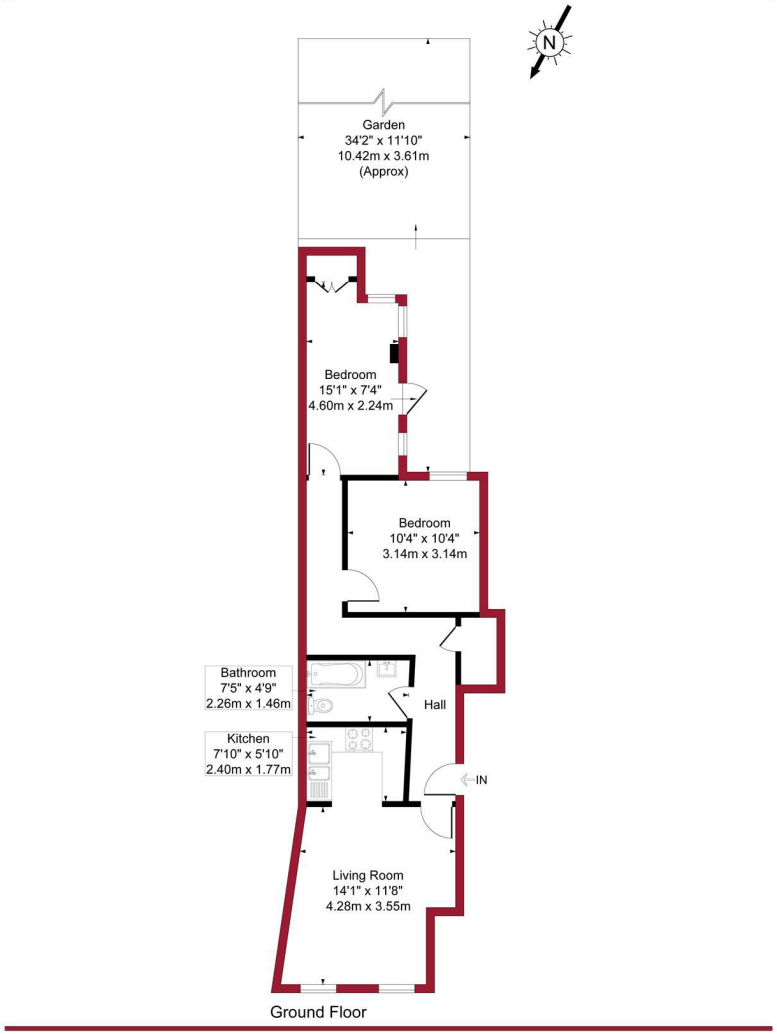
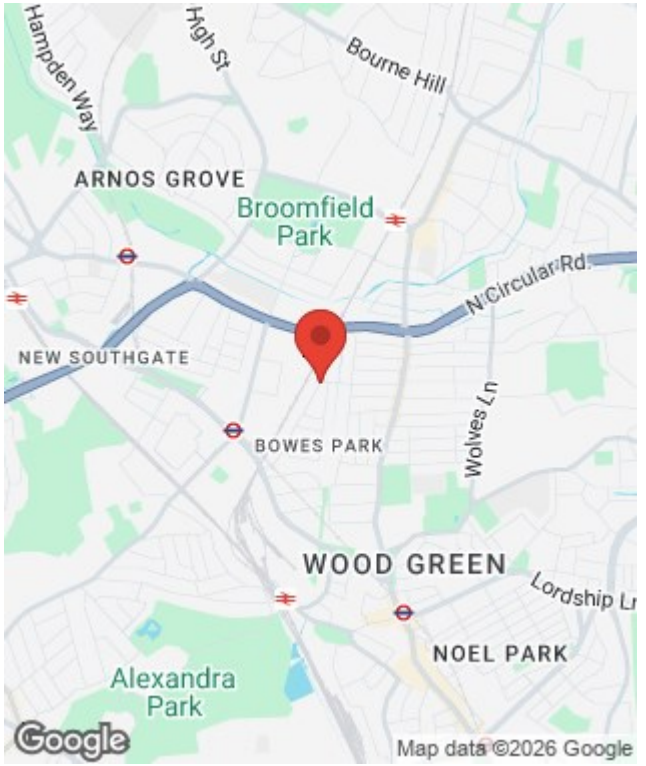
Whittington Road, London, N22 Approximate Gross Internal Area = 611 sq ft / 56.7 sq m



Transport:
Bounds Green offers excellent transport links, making it a highly desirable location for commuters and families alike. Bounds Green Underground Station (Piccadilly Line) provides direct services into Central London, with convenient connections to key destinations including King's Cross, Leicester Square, and Heathrow Airport. Bowes Park Mainline Station is also within easy reach, offering regular rail services into Moorgate and the City. A comprehensive network of local bus routes further enhances connectivity, providing easy access to neighbouring areas including Wood Green, Palmers Green, Muswell Hill, and Enfield.

Shopping & Leisure:
Bounds Green benefits from a superb range of local amenities, with a variety of independent shops, cafés, restaurants, and everyday conveniences available along Bounds Green Road and the surrounding area. The vibrant shopping facilities of Wood Green are close by, offering an extensive choice of high street retailers, supermarkets, leisure facilities, and dining options. The area is also well served by an excellent selection of green open spaces, including the popular Broomfield Park and nearby Alexandra Palace Park, providing attractive surroundings for walks, recreation, and outdoor activities. With its blend of excellent transport links, local amenities, and access to open spaces, Bounds Green remains a sought-after location within North London.

Directions to Our Office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby.



Flat

Share of Freehold

Council: Enfield

Council Tax Band: C

Lease Remaining: 109 years

Service Charge: Ad-Hoc

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

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