

**B** Barroque

**Parkland Rd, N22 – O.I.E.O £275,000**  
**1 Bedroom Ground Floor Flat**



# Parkland Rd | Wood Green N22

A well-presented one-bedroom ground floor flat, offering generous interiors, excellent storage, a modern kitchen, a contemporary family bathroom, and an inviting reception room. Ideally located within walking distance of Wood Green Tube Station and Wood Green Shopping Centre, the property is also close to a vibrant selection of eateries, cafés, and boutique shops. With its excellent transport links and sought-after location, this flat presents an ideal opportunity for first-time buyers, downsizers, or investors seeking strong rental potential.

## Key Features

- Spacious Hallway
- Double Bedroom
- Gas Central Heating
- Large Reception Room
- High Ceilings
- Central Location
- Walking Distance to Wood Green Tube Station
- Modern Kitchen
- Good Storage

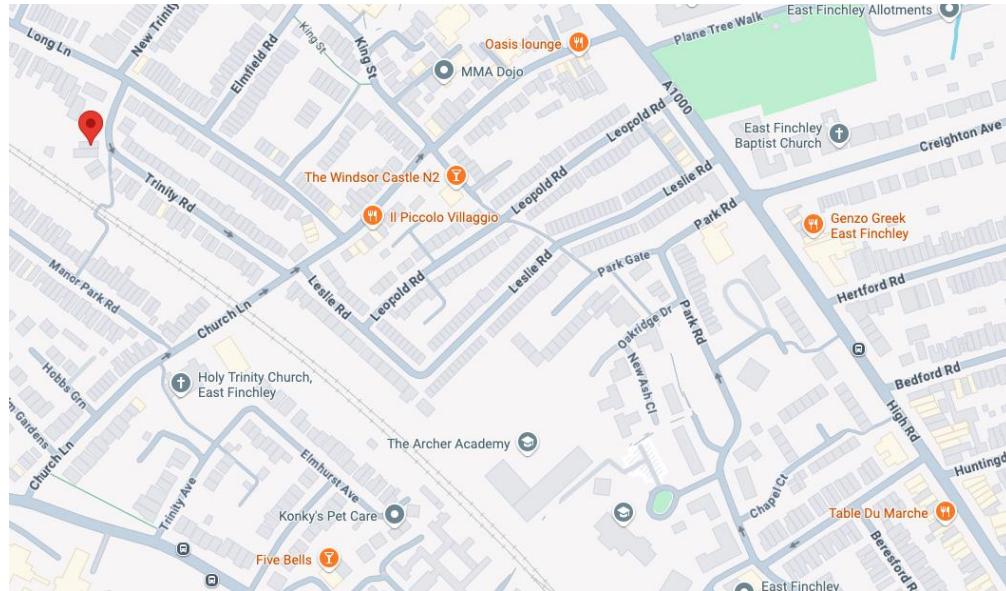




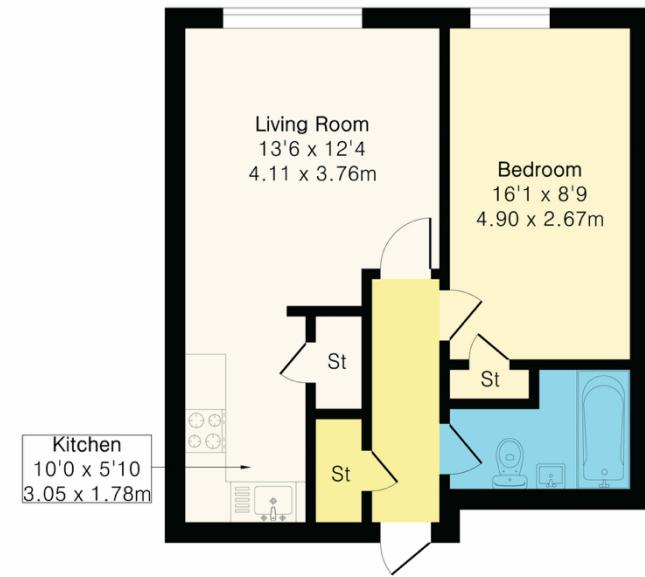
## Finer Details

Council Tax : Band A  
Service Charge: £1,000.00 - 1,927.00 per annum  
Ground Rent: £0.00  
Remaining Lease: 187 years (currently being extended)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	78 C
39-54	E		
21-38	F		
1-20	G		



**Parkland Road, London, N22 6ST**

Approximate Gross Internal Area 500 sq ft – 47 sq m

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