
Castles
LONDON
PRICE GUIDE
£300,000 - £325,000 Leasehold
Clarence Road
N22
Castles
LONDON

PROPERTY SUMMARY

Guide Price £300,000 - £325,000

Castles are delighted to present this generously proportioned one-bedroom ground floor garden flat, ideally positioned within a sought-after residential turning just moments from the popular Bowes Park.

Spanning approximately 530 sq ft, the property offers well-balanced accommodation and an excellent opportunity for first-time buyers, professionals or investors seeking a spacious home in a highly desirable North London location.

The property features a bright and well-proportioned reception room with direct access onto a large private rear garden, creating an exceptional extension of the living space and an ideal setting for relaxing or entertaining. A separate fitted kitchen, well-sized double bedroom and bathroom complete the accommodation.

Further benefits include double-glazed windows throughout and the considerable advantage of being situated on the ground floor, offering convenient and low-maintenance living.

The location is particularly appealing, with Myddleton Road close by and its popular selection of independent cafés, restaurants, bars and shops. Excellent transport connections are also within easy reach, including Bounds Green and Wood Green Underground Stations, together with Bowes Park British Rail Station, providing fast and convenient services towards The City and West End.

A spacious one-bedroom garden flat offering approximately 530 sq ft of accommodation, a substantial private garden and an enviable Bowes Park location. Early viewing is strongly recommended.

1 | 1 | 1 | C









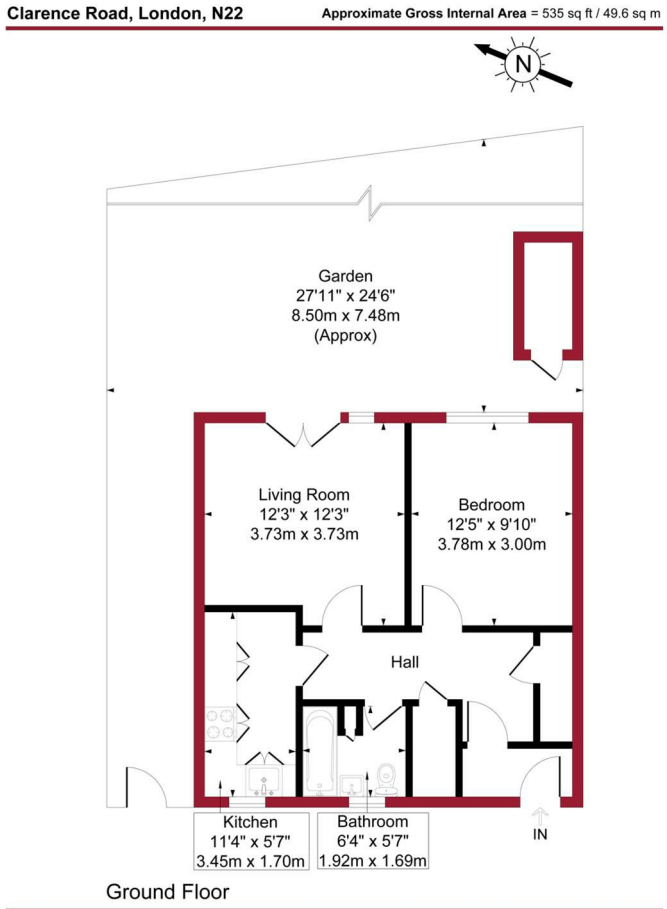






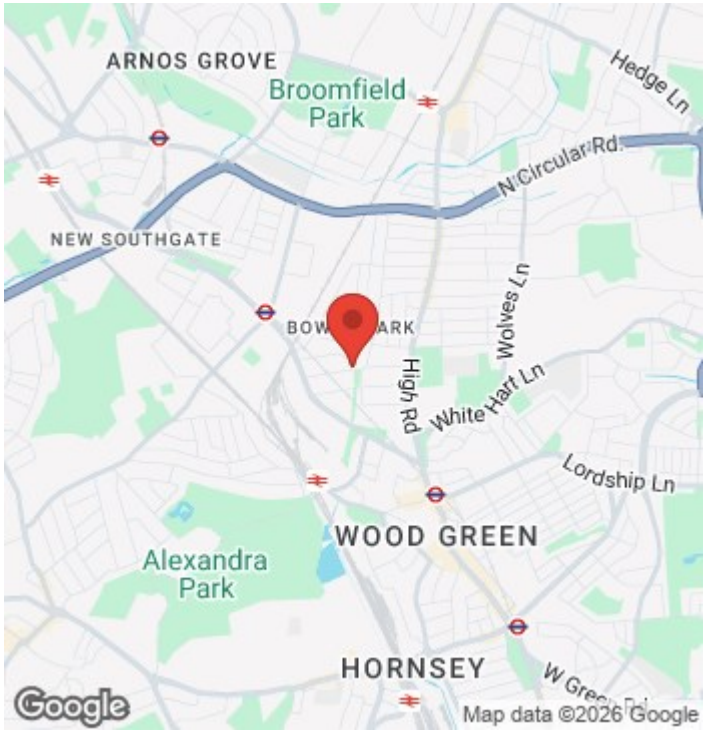






Transport:
Bowes Park benefits from excellent transport connections, making it a popular choice for commuters and families alike. Bowes Park Mainline Station provides regular services into Moorgate via the Great Northern line, while nearby Bounds Green Underground Station (Piccadilly Line) offers direct access to Central London, King's Cross, and Heathrow Airport. The area is also well served by an extensive network of local bus routes, connecting residents to Wood Green, Palmers Green, Muswell Hill, and surrounding districts.

Shopping & Leisure:
Bowes Park offers a charming blend of independent retailers, cafés, restaurants, and local amenities, centred around the vibrant Myddleton Road, renowned for its strong sense of community and village-like atmosphere. The popular Myddleton Road Sunday Market regularly attracts visitors from across North London, showcasing artisan food producers, artisan traders, crafts, and live entertainment. Residents benefit from easy access to nearby Wood Green, while the iconic Alexandra Palace hosts concerts, exhibitions, and enjoys panoramic views across the London skyline. The picturesque New River Path provides attractive waterside walks and cycling routes, while nearby green spaces such as Alexandra Park offer extensive parkland, woodland walks, and recreational facilities. These local amenities and outdoor spaces further enhance the lifestyle appeal, contributing to Bowes Park's strong popularity with families.



Flat - Ground Floor

Leasehold

Council: Haringey

Council Tax Band: C

Lease Remaining: 112 years remaining

Service Charge: £1,935.53

Ground Rent: £10.00 per year

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

Castles
LONDON

OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

www.castles.london

