



Castles

ASKING PRICE

£650,000 Freehold  
Lyndhurst Road

N22

Castles

## PROPERTY SUMMARY

Castles Palmers Green are pleased to offer this attractive three-bedroom period residence, ideally positioned on the ever-popular Lyndhurst Road in the heart of N22. This charming home offers an abundance of character and generous living accommodation, perfectly suited to modern family life. Boasting high ceilings, well-proportioned interiors and an elegant sense of space throughout, the property blends timeless period charm with excellent future potential. A bright and spacious twin reception room provides an impressive living and entertaining environment, enhancing the home's versatile layout.

Rich in original character, this distinguished residence presents an exciting opportunity for purchasers seeking to create a refined and bespoke family home. The accommodation further benefits from a convenient downstairs shower room alongside a stylish modern shower room, catering effortlessly to contemporary living requirements. The property is also being offered chain free.

Externally, the home enjoys a private rear garden extending beyond 50ft, offering an excellent outdoor setting ideal for entertaining, relaxation and family enjoyment. Further enhancing the lifestyle appeal is the property's close proximity to Russell Park, a popular local green space just a short stroll away.

Ideally positioned for commuters, the property is within easy reach of the Piccadilly Line, providing fast and direct access into Central London and the City, while nearby Bowes Park station offers convenient rail services into Moorgate. Excellent local bus connections further enhance accessibility across the surrounding areas.

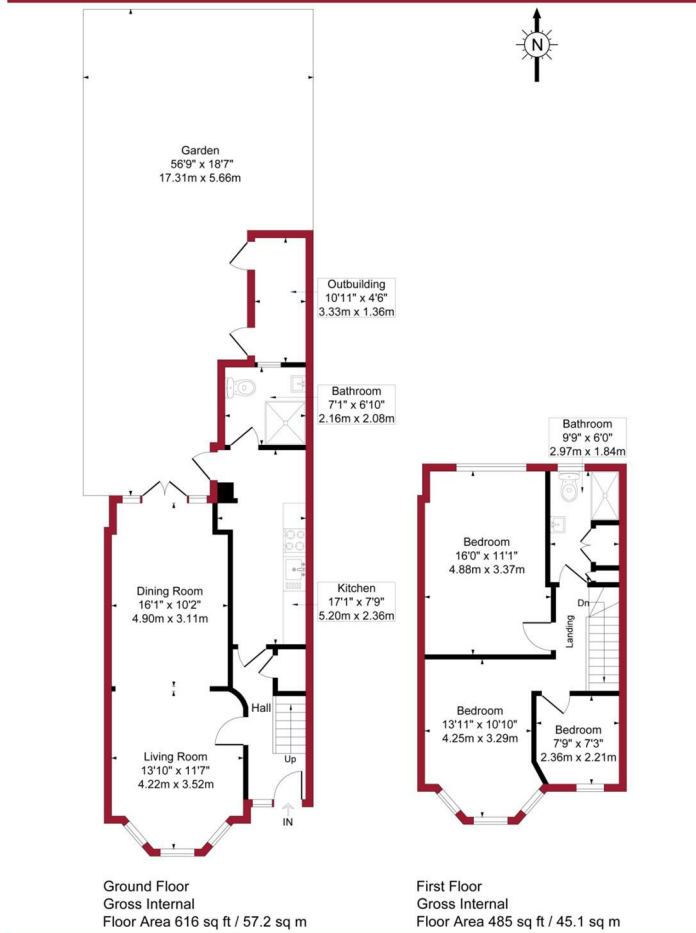
The location is highly favoured by families, with highly regarded local schools contributing to a strong sense of community. Residents also benefit from a wide range of nearby cafés, restaurants, shops and leisure amenities, perfectly complementing the convenience and lifestyle of this desirable residential setting.





Lyndhurst Road, London, N22

Approximate Gross Internal Area = 1101 sq ft / 102.3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Transport:

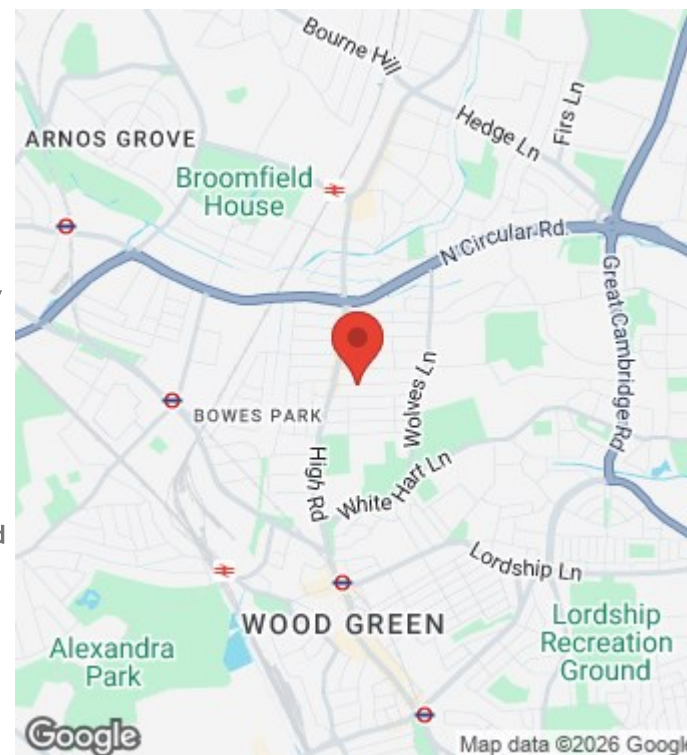
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

### Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

### 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.



House

Freehold

**Council:** Haringey

**Council Tax Band:** E

**Lease Remaining:** n/a

**Service Charge:** n/a

**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



### OFFICE ADDRESS

78 Green Lanes  
Palmers Green  
London  
N13 6BE

### OFFICE DETAILS

020 8888 6081  
[www.castles.london](http://www.castles.london)

