



# Castles

PRICE GUIDE

£450,000 - £475,000 Share of Freehold  
Cheshire Road

N22



Castles

## PROPERTY SUMMARY

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Guide Price £450,000–£475,000 Share of Freehold

Positioned on the sought-after Cheshire Road, moments from the heart of Bowes Park, this beautifully refurbished two-bedroom period conversion offers an elegant blend of character, style, and contemporary living.

Occupying the ground floor of an attractive period residence, the property enjoys the rare advantage of a private rear garden, providing a tranquil retreat ideal for both entertaining and everyday relaxation. Further enhancing the sense of space and character, the property benefits from high ceilings.

The accommodation has been thoughtfully designed to create a sophisticated yet welcoming interior. Upon entering, you are greeted by two well-appointed bedrooms, leading through to an impressive open-plan kitchen and reception space filled with natural light and opening directly onto the garden. The sleek shower room has been finished in a refined contemporary style, complementing the high-quality presentation found throughout the home.

Ideally situated just off the ever-popular Myddleton Road, residents can enjoy an excellent selection of independent cafés, acclaimed eateries, artisan coffee shops, and local boutiques, contributing to the area's strong community atmosphere and growing appeal.

The property benefits from excellent transport connectivity, with frequent bus routes on nearby roads providing direct links towards Wood Green, Finsbury Park, and surrounding areas. Wood Green Underground Station (Piccadilly Line) is approximately 0.8 miles away, offering fast access into Central London, including King's Cross, Leicester Square, and Covent Garden. In addition, Bowes Park Overground Station is within easy reach, providing direct services into Moorgate, making the location ideal for commuters.

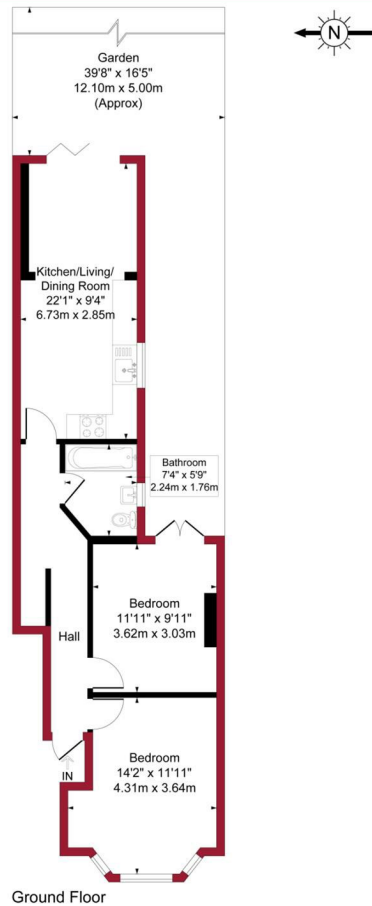
Offered chain free with a long lease and share of freehold, this outstanding home presents an excellent opportunity for discerning first-time buyers and professionals alike.





Cheshire Road, London, N22

Approximate Gross Internal Area = 618 sq ft / 57.4 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:

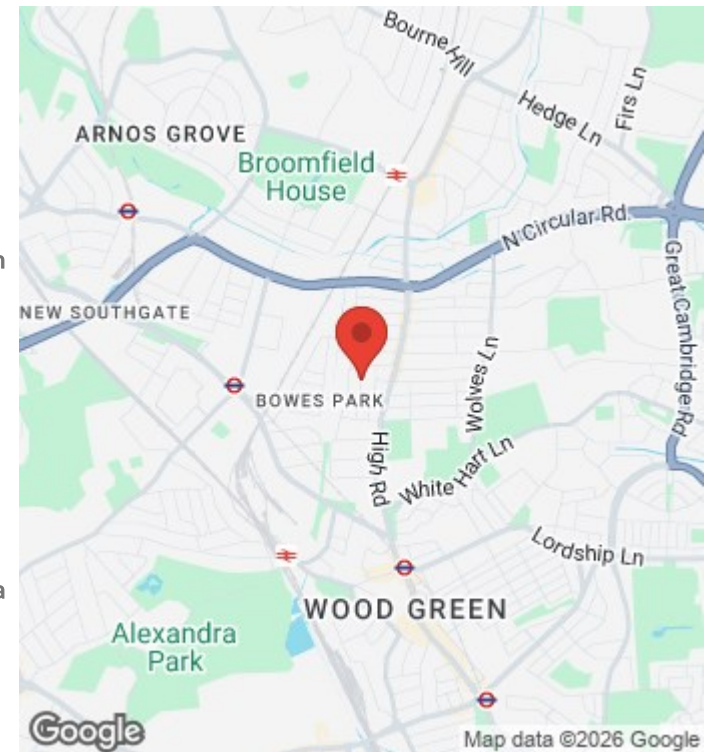
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground 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.



Apartment

Share of Freehold

**Council:** Haringey

**Council Tax Band:** C

**Lease Remaining:** 116 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



### OFFICE ADDRESS

78 Green Lanes  
Palmers Green  
London  
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### OFFICE DETAILS

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

