
Castles
LONDON
ASKING PRICE
£275,000 Share of Freehold
Palmerston Road
N22
Castles
LONDON

PROPERTY SUMMARY

A beautifully presented one-bedroom ground floor apartment, forming part of an exclusive low-rise purpose-built development on a desirable residential road in Bowes Park. Offering well-proportioned accommodation, contemporary interiors and a peaceful setting, the property further benefits from a share of the freehold, communal parking and access to a well-maintained communal garden.

The apartment is well presented throughout, with a spacious entrance hallway providing access to all principal rooms. The accommodation comprises a generously proportioned double bedroom, a modern family bathroom, a bespoke kitchen and a bright, inviting reception room, ideally suited to both everyday living and entertaining.

Externally, residents enjoy access to a communal rear garden, providing an attractive outdoor retreat.

Ideally positioned in the heart of Bowes Park, the apartment is moments from the charming, tree-lined Myddleton Road, renowned for its independent coffee shops, cafés, delis, restaurants, craft Czech pilsner taproom, yoga studios and popular monthly farmers' market.

Transport connections are excellent, with Bounds Green Underground Station (Piccadilly Line) and Bowes Park National Rail station providing convenient services into Central London, King's Cross, Moorgate and the City. A selection of local bus routes further connects the area with Wood Green, Alexandra Palace and Muswell Hill.

The neighbouring destinations of Muswell Hill and Crouch End are also within easy reach, alongside Alexandra Palace, Palmers Green and Broomfield Park, offering an excellent choice of green open spaces and leisure opportunities.

An internal viewing is highly recommended to fully appreciate the accommodation, setting and lifestyle this appealing property has to offer.

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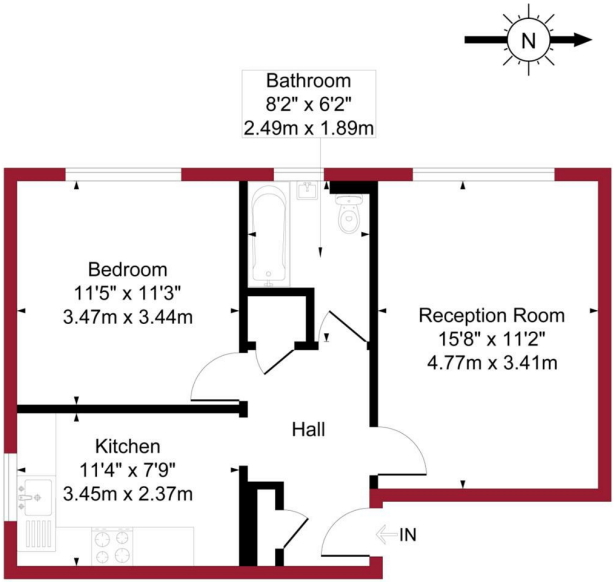

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Lawrence House, Palmerston Road, London, N22 Approximate Gross Internal Area = 533 sq ft / 49.4 sq m



Ground Floor

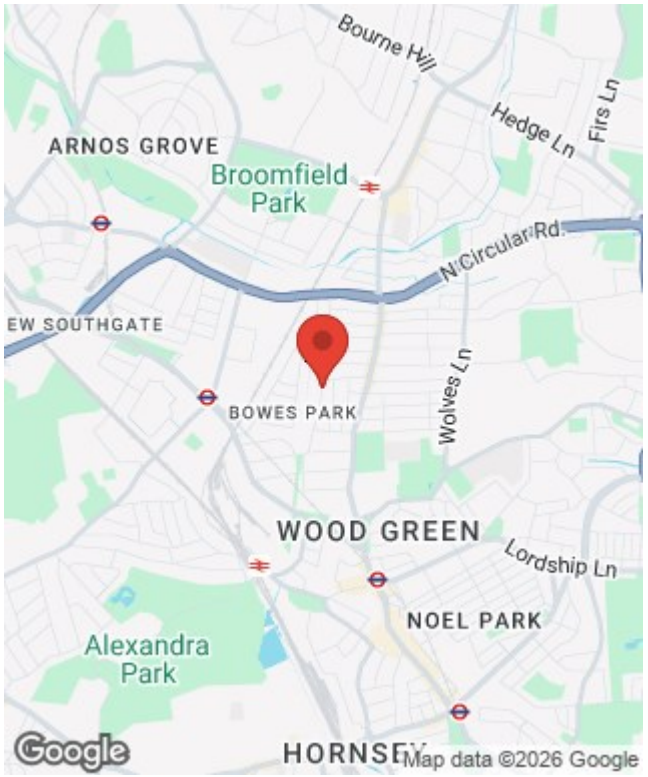
PINKPLAN

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:
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.

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 - Ground Floor

Share of Freehold

Council: Haringey

Council Tax Band: B

Lease Remaining: 137 years remaining

Service Charge: £108.00 per month

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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