



Castles

ASKING PRICE

£525,000 Leasehold  
Marlborough Road

N22

Castles

## PROPERTY SUMMARY

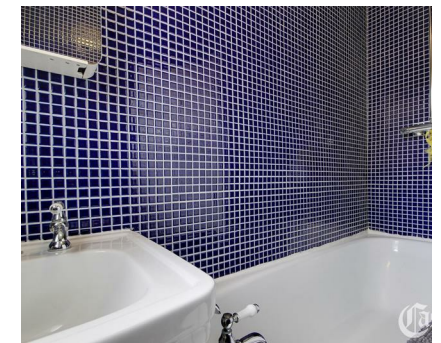
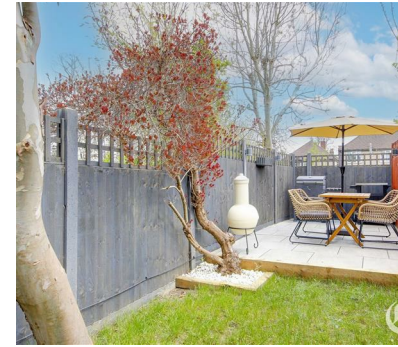
Occupying the first floor of an impressive and imposing double-fronted period residence, this exceptional three-bedroom split-level mansion flat is ideally positioned in the heart of Bowes Park, recently recognised as one of London's most desirable places to live. Being offered on a chain free basis, the property seamlessly blends elegant period charm with contemporary style, offering a rare opportunity for buyers seeking a move-in ready home in a sought-after location.

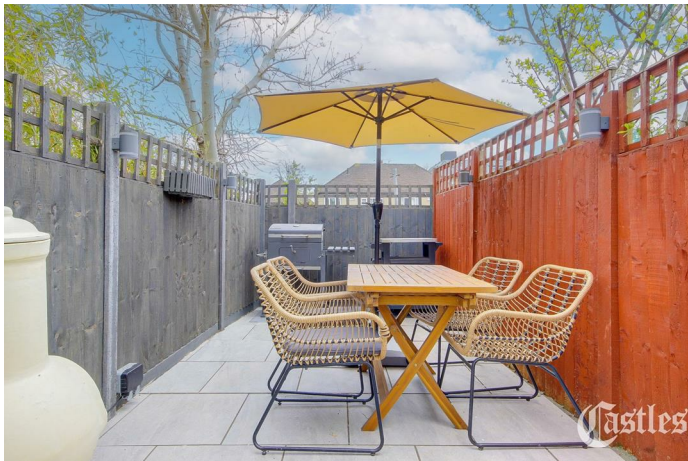
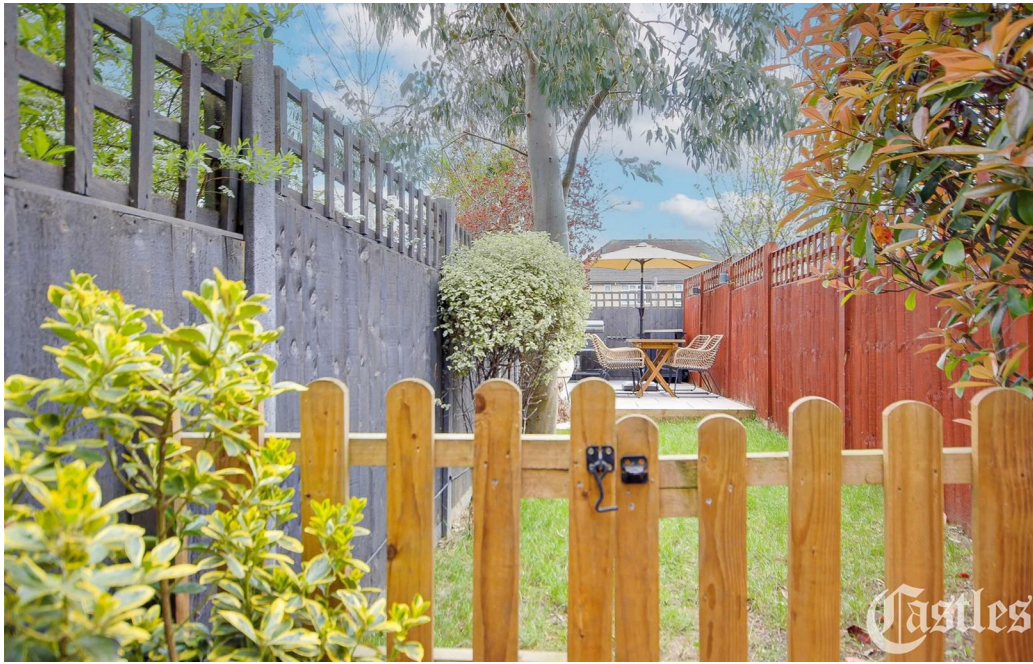
Beautifully presented throughout, the property retains an abundance of original features, including impressive high ceilings, sash windows, exposed wooden floorboards and ornate fireplaces, all thoughtfully complemented by high-quality modern finishes. The spacious front reception room is flooded with natural light, while the sleek, fully fitted kitchen, stylish family bathroom and generous built-in storage create a home perfectly suited to modern living.

A particular highlight is the direct access to a delightful, low-maintenance south-east facing garden, enjoying peaceful views across the picturesque New River an idyllic setting for relaxing or entertaining. The property also benefits from a useful storage cellar, conveniently accessed from both the front and rear gardens.

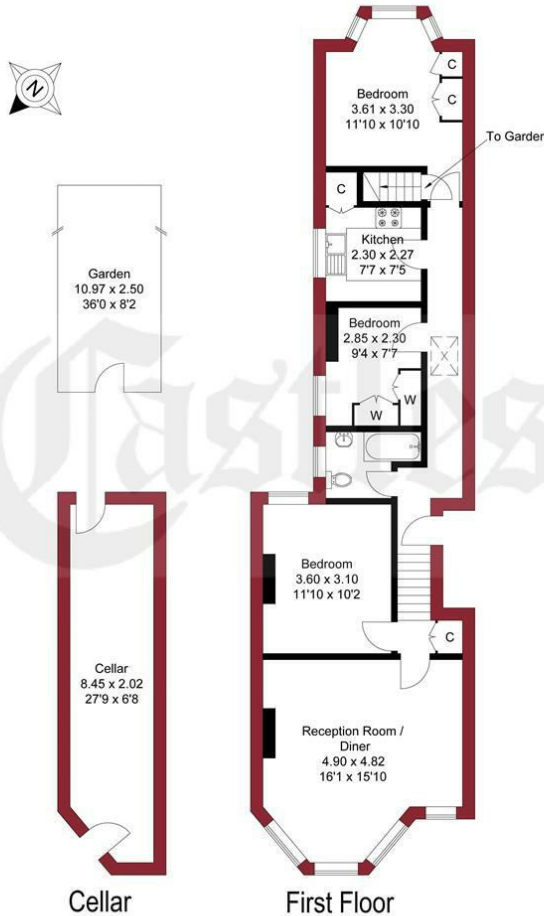
Ideally positioned just moments from the vibrant Myddleton Road, renowned for its independent cafés, artisan coffee shops, restaurants and local boutiques, the property enjoys excellent transport connections via Bounds Green Underground Station (Piccadilly Line, Zone 3) and Bowes Park Station, providing direct services into Moorgate.

Offering an exceptional blend of period elegance, contemporary comfort and an enviable location, this outstanding home presents a rare opportunity to acquire a truly character-filled property in one of North London's most sought-after neighbourhoods.





APPROXIMATE GROSS INTERNAL AREA  
73.54 sqm / 791.57 sqft (Excluding Cellar)  
90.25 sqm / 971.44 sqft (Including Cellar)

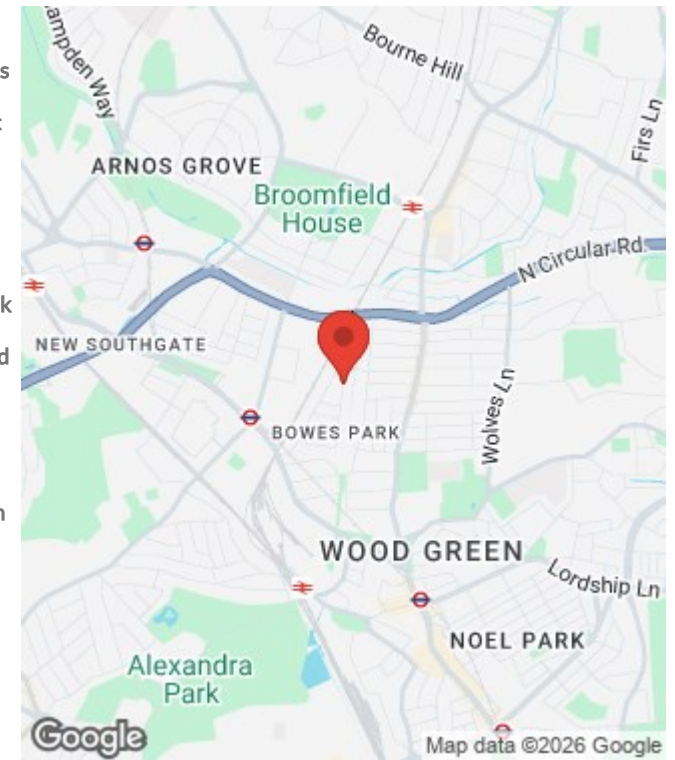


THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

**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 - First Floor  
Leasehold  
**Council:** Enfield  
**Council Tax Band:** C  
**Lease Remaining:** 141 years  
**Service Charge:** Ad-Hoc  
**Ground Rent:** Peppercorn

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)

