



Whittington Road, Wood Green, N22 8YR

OFFERS IN EXCESS OF
£1,250,000

 **Coultons**

PROPERTY SUMMARY

Occupying 3,035 sq ft (282sq m) across three floors and including the outbuilding is this extended five-bedroom, four-bathroom end-of-terrace Victorian residence is located in the highly sought-after area of Bowes Park. The property offers generous and versatile living accommodation, including a formal front reception room, a spacious fitted kitchen, an additional reception/utility space, and an impressive 34 ft extended family/dining room, ideal for modern living and entertaining.

The house benefits from a substantial rear garden with convenient side access, as well as a large 663 sq ft (61.6 sq m) outbuilding equipped with power, water, and a shower room. Currently arranged as a gym and games room, this versatile space is perfectly suited for use as a home office or studio. To the front of the property, there is off-street parking for two vehicles.

Whittington Road is ideally positioned within close proximity to the vibrant Myddleton Road shopping parade, home to a variety of independent retailers and a popular monthly street market. The property is also within easy reach of the bustling amenities of Wood Green, offering an array of shops, restaurants, cafés, and leisure facilities. Excellent transport links include Wood Green and Bounds Green Underground Stations (Piccadilly Line), Bowes Park Railway Station, and numerous bus routes.

The location further provides convenient access to the fashionable neighbourhoods of Crouch End and Muswell Hill, both known for their boutique shops, eateries, and the expansive green spaces of Alexandra Park.

This exceptional property must be viewed to be fully appreciated. In our opinion, it represents an outstanding family home and is offered to the market chain-free.

For investors, planning consent has been granted for conversion of the house into three self-contained flats. Further details are available upon request.

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Approximate Gross Internal Area = 220.4 sq m / 2372 sq ft
 Outbuilding = 61.6 sq m / 663 sq ft
 Total = 282.0 sq m / 3035 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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