

ASKING PRICE

£575,000 Freehold

Finsbury Road

N22

PROPERTY SUMMARY

An attractive two-bedroom terraced residence, enviably positioned on Finsbury Road, N22, offering beautifully balanced accommodation, contemporary appointments and desirable features, including two en-suite bedrooms, an eat-in kitchen and a private rear garden. The property is offered to the market on a chain-free basis.

The property opens into a welcoming reception room, providing an inviting setting for relaxation and entertaining. The accommodation continues through to a modern fitted eat-in kitchen, thoughtfully designed to provide ample space for cooking and dining. A separate utility area offers additional practicality, while a downstairs guest cloakroom enhances the convenience of the ground floor.

Arranged over two floors, the property offers two well-proportioned bedrooms, both benefiting from their own en-suite bathrooms, providing privacy and convenience. Further benefits include excellent storage throughout.

Externally, the property benefits from a private, low-maintenance rear garden, providing an attractive outdoor space for relaxation and entertaining.

Finsbury Road is conveniently positioned for local amenities and shopping facilities, with nearby Finsbury Gardens providing attractive green open space for recreation and leisure. The property is also ideally situated for well-regarded local schools, making it an appealing choice for families. The location is well served by public transport, with Wood Green and Bounds Green Underground stations providing Piccadilly Line connections into central London and towards Heathrow Airport. Alexandra Palace and Bowes Park railway stations offer additional Great Northern services towards Finsbury Park, Highbury & Islington and Moorgate, while local bus routes provide further connections across the surrounding areas.

An appealing home offering an excellent combination of contemporary living, practical features and a well-connected N22 location.

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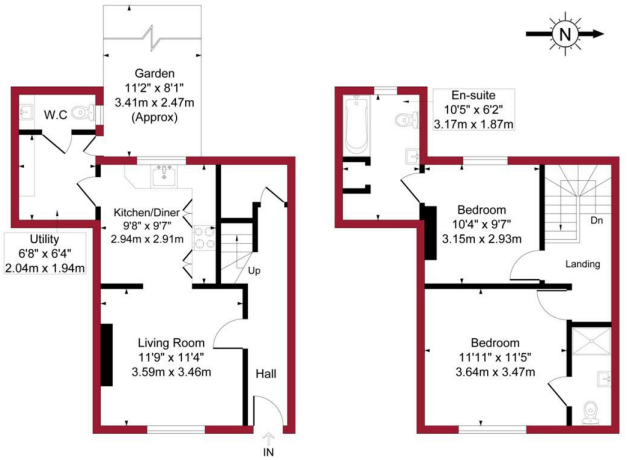
Finsbury Road, London, N22 — **Approximate Gross Internal Area** = 806 sq ft / 74.8 sq m



Ground Floor
Gross Internal
Floor Area 403 sq ft / 37.4 sq m

First Floor
Gross Internal
Floor Area 403 sq ft / 37.4 sq m

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:

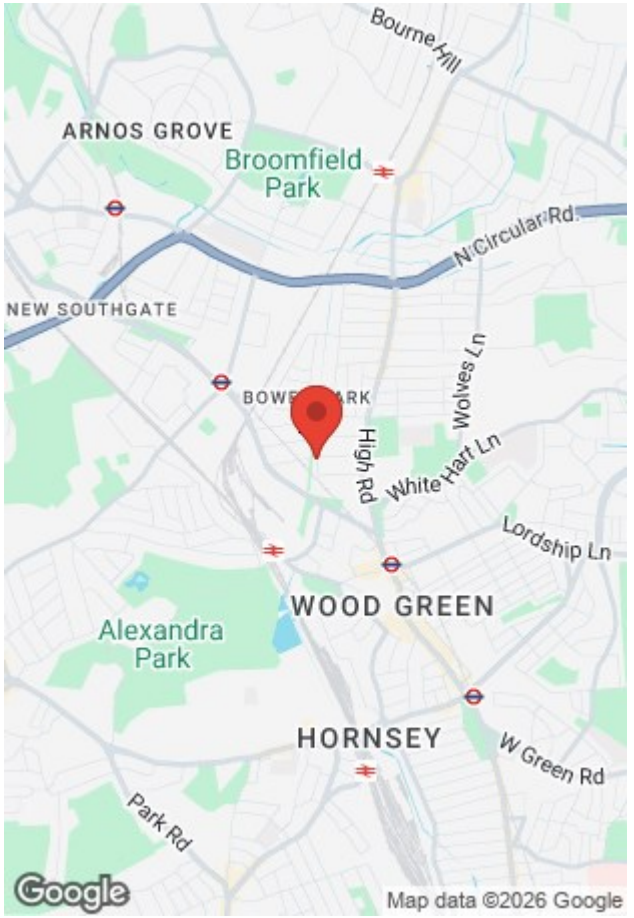
Bowes Park benefits from excellent transport connections, making it a popular choice for commuters and families alike. Bowes Park Mainline Station provides regular services into Moorgate via the Great Northern line, while nearby Bounds Green Underground Station (Piccadilly Line) offers direct access 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.



House - Terraced

Freehold

Council: Haringey

Council Tax Band: C

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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