

# Castles



GUIDE PRICE

£325,000 - £350,000

Sidney Road

Wood Green, N22 8LS

## PROPERTY SUMMARY

Guide Price £325,000-£350,000.

Nestled on Sidney Road in the vibrant area of Wood Green, this newly refurbished two-bedroom conversion presents an exceptional opportunity for those seeking a modern and stylish home. Situated on the ground floor, the property boasts its own private rear garden, perfect for enjoying the outdoors in a tranquil setting.

Upon entering, you will be greeted by a bright and airy open plan kitchen and reception area, designed to create a welcoming atmosphere for both relaxation and entertaining. The chic shower room adds a touch of contemporary elegance, ensuring that every aspect of this home has been thoughtfully considered.

The location is truly enviable, positioned just off the popular Green Lanes, where you will find a delightful array of independent retailers, charming restaurants, and inviting coffee shops, all within easy reach. For those who rely on public transport, excellent bus services are available, providing convenient access to Wood Green Station and the bustling Shopping Centre. Additionally, the iconic Alexandra Palace is a mere 1.4 miles away, offering stunning views and recreational opportunities.

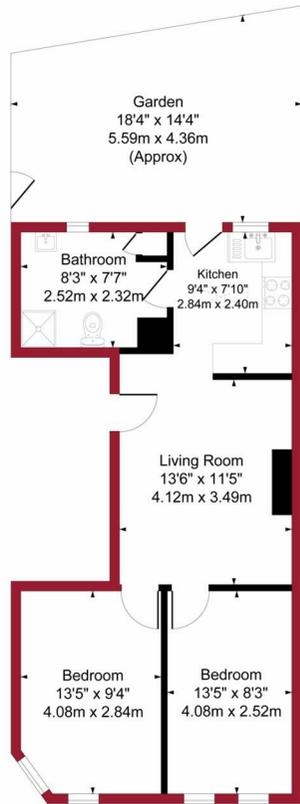
A new lease will be created upon completion, making this property an ideal choice for first-time buyers or those looking to invest in a desirable area. With its modern finishes, prime location, and outdoor space, this home is not to be missed.





Sidney Road, London, N22

Approximate Gross Internal Area = 559 sq ft / 51.9 sq m



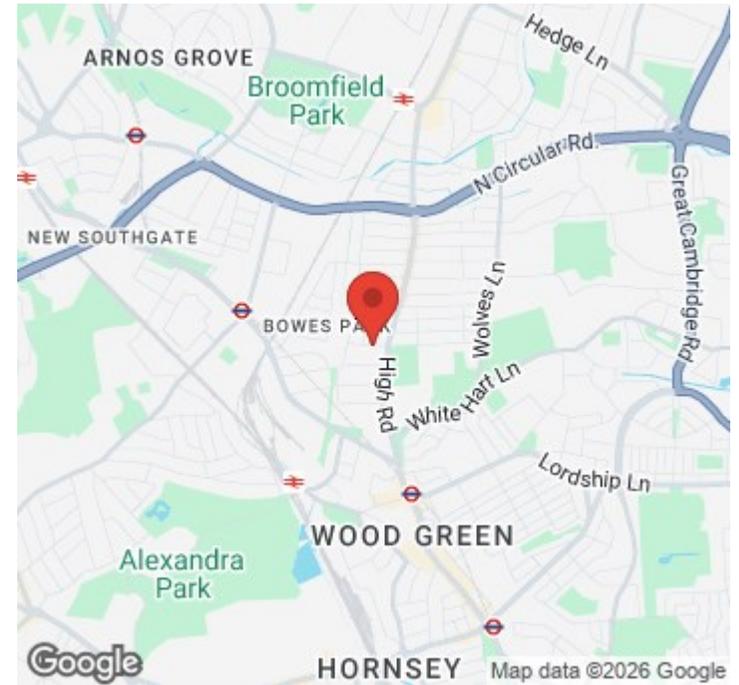
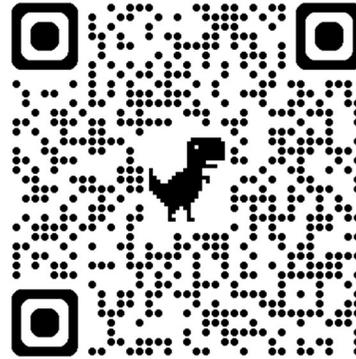
Ground Floor



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.



For a guide to the area please scan this code for more information



Flat

Leasehold - Share of Freehold

**Council Tax Band: C**

**Lease Remaining: 999 years upon completion aswell as share of freehold.**

**Service Charge: n/a**

**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  
N13 6BE

**OFFICE DETAILS**

020 8888 6081  
  
www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	(81-91) B		
(69-80) C	(55-68) D		
(39-54) E	(21-38) F		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	