



Castles

ASKING PRICE

£875,000 Freehold
Whittington Road
N22

Castles

PROPERTY SUMMARY

Occupying a prime position on the highly desirable Whittington Road in Bowes Park, N22, this substantial terraced family residence extends to approximately 1,348 sq ft and presents a rare to the market opportunity to create an exceptional home of character and individuality, being offered on a chain free basis.

Rich in potential throughout, the property offers an elegant arrangement of living space, including two reception rooms, a separate dining room, a kitchen, and a cellar, providing an excellent foundation for future enhancement. The versatile layout is ideally suited to contemporary family living, with scope for reconfiguration, subject to necessary consents.

The home retains a wealth of period features, adding character and charm, and comprises three well-proportioned bedrooms alongside a family bathroom, all benefitting from excellent natural light, enhancing the sense of space and comfort.

Positioned in the heart of Bowes Park, the property enjoys a sought-after residential setting with a strong community feel and excellent connectivity. Transport links are outstanding, with Bounds Green and Wood Green Underground Stations on the Piccadilly Line providing swift access into the West End and City, alongside National Rail services from Bowes Park into Moorgate. The area is also well served by independent cafés, restaurants, local amenities and highly regarded schools. Bowes Park village atmosphere, with its growing selection of artisan cafés, bakeries and local shops, further enhances the appeal, creating a vibrant yet peaceful neighbourhood setting, ideal for modern family lifestyles.

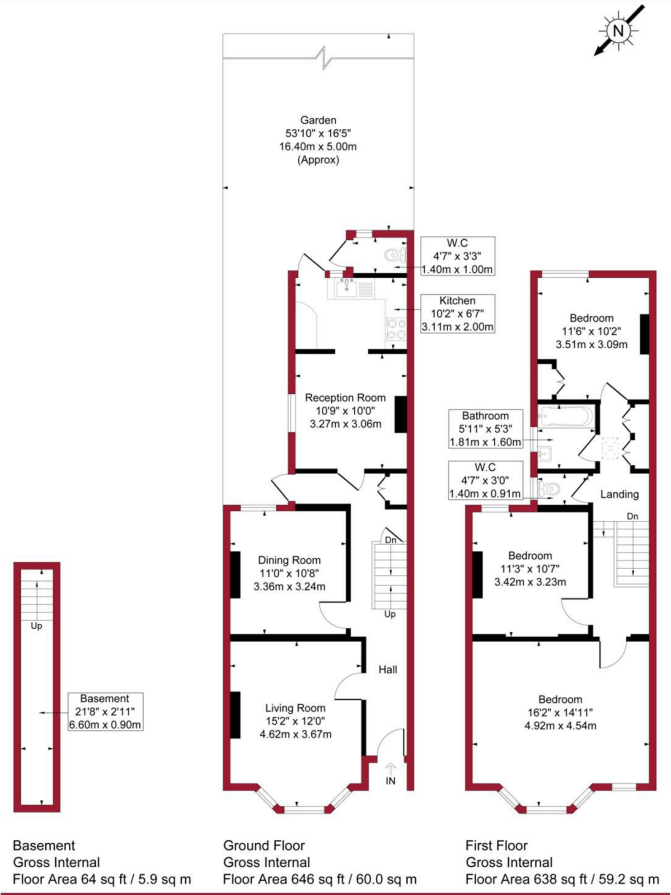
To the rear, a private garden measuring over 50ft provides a secluded outdoor retreat, offering excellent potential for landscaping and entertaining, ideal for those seeking a refined outdoor living space.

Early viewing is strongly recommended to fully appreciate the space, setting and exceptional potential this outstanding Bowes Park home has to offer.





Whittington Road, London, N22 Approximate Gross Internal Area = 1348 sq ft / 125.1 sq m



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.

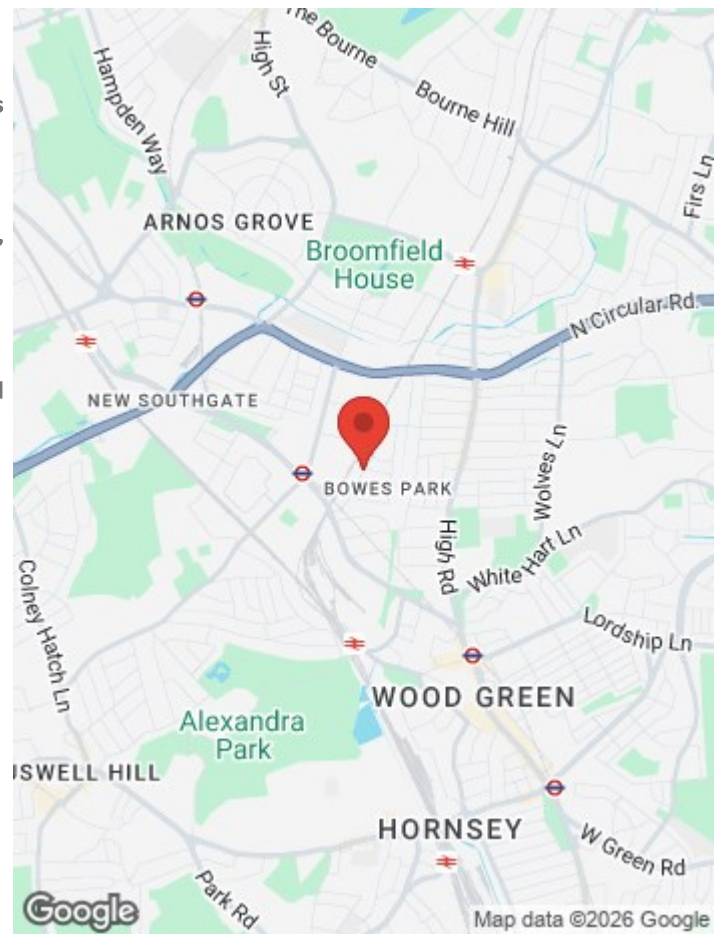
Shopping & Leisure:

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: E

OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london

