



ASKING PRICE

£450,000 Leasehold
Lyndhurst Road

N22

Castles

PROPERTY SUMMARY

Rarely available to the market, this impressive three-bedroom flat occupies a prime position on the highly regarded Lyndhurst Road, N22, offering a unique opportunity to acquire a spacious period home with its own private entrance. Extending to approximately 786 sq ft, the property beautifully combines character, elegance and modern-day practicality, providing generous proportions throughout for first-time purchasers, downsizers or those seeking a stylish home with flexibility.

The property immediately impresses with its welcoming sense of space and charm. The well-proportioned reception room provides an ideal setting for relaxed living and entertaining, complemented by three versatile bedrooms and a well-designed layout offering excellent flow.

A standout feature is the tranquil south-facing garden, enhanced by a unique studio/office, creating a private and versatile space ideal for home working, creative use or a peaceful retreat. This exceptional outdoor space provides a rare addition, offering the perfect environment to relax, entertain or enjoy quieter moments throughout the year.

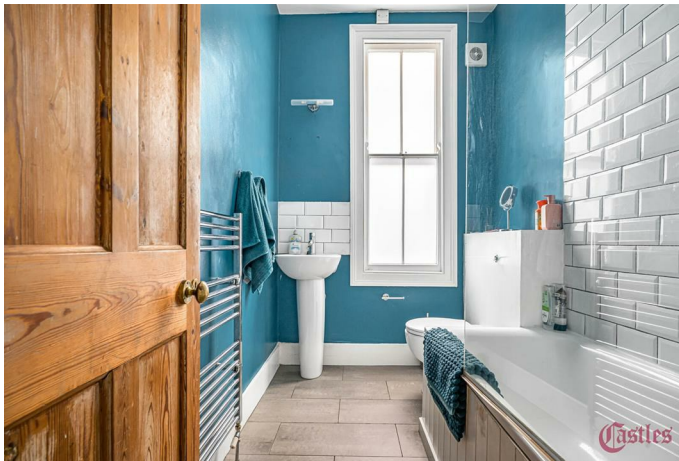
Dating back to approximately 1900, the property retains the timeless appeal of a period residence, with architectural character and a wonderful sense of heritage. The accommodation provides an excellent opportunity to create a truly individual home while preserving the charm of its original era.

Ideally located on Lyndhurst Road, residents benefit from an excellent selection of local amenities, independent shops, cafés and restaurants, together with excellent transport links including Wood Green Underground Station and Bowes Park Station, providing convenient access into Central London.

N22 is renowned for its attractive residential streets, vibrant community and excellent local amenities. Being offered chain free, this exceptional period home presents an outstanding opportunity.

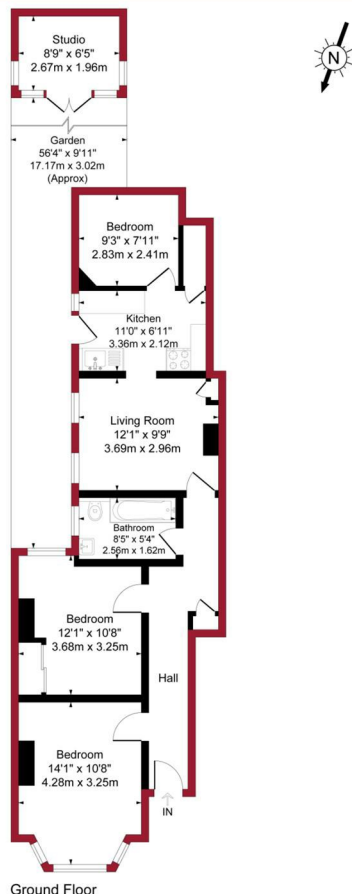
A viewing is highly recommended to appreciate its character, space and unique qualities.





Lyndhurst Road, London, N22

Approximate Gross Internal Area = 787 sq ft / 73.0 sq m
(Including Outbuilding)



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:

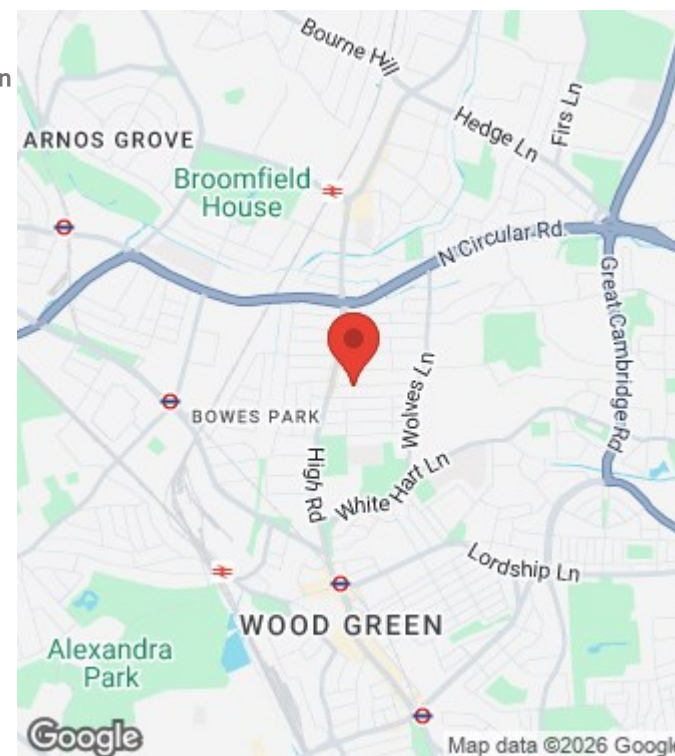
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

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

Leasehold

Council: Haringey

Council Tax Band: C

Lease Remaining: 144 years

Service Charge: TBC

Ground Rent: TBC

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

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OFFICE DETAILS

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www.castles.london

