

HUNTERS[®]

HERE TO GET *you* THERE



Nightingale Road, London, N22

Guide Price £365,000



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This chain free two bedroom ground floor flat offers an excellent opportunity for first time buyers, downsizers, or investors alike. The property benefits from a practical and well proportioned layout, with a bright and inviting reception room, a separate fitted kitchen, and two comfortable bedrooms. Large windows throughout allow for plenty of natural light, creating a warm and welcoming atmosphere.

A standout feature of this home is its sole access to a private garden, providing a peaceful outdoor space ideal for relaxing or entertaining.. This rare benefit for a ground floor flat adds significant appeal, offering a seamless blend of indoor and outdoor living.

Ideally located in the heart of N22, the flat is within easy reach of Woodside Park and the vibrant amenities of Wood Green. Excellent transport links are nearby, including Wood Green Underground Station, providing convenient access into Central London and beyond. With green spaces, shops, cafes, and local schools all close at hand, this property combines comfort, convenience, and lifestyle in one attractive package.

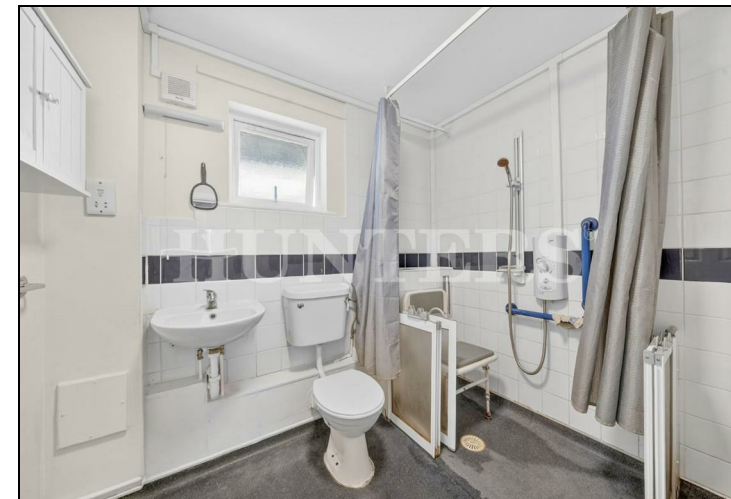
Lease length: 80 years

Service charge: £207.53

EPC: Booked for 16/05/2026

KEY FEATURES

- Chain free
- 2 double bedrooms
- Private garden
- Close to Woodside Park
- Wood Green Station and Bowes Park station
- Close to local amenities

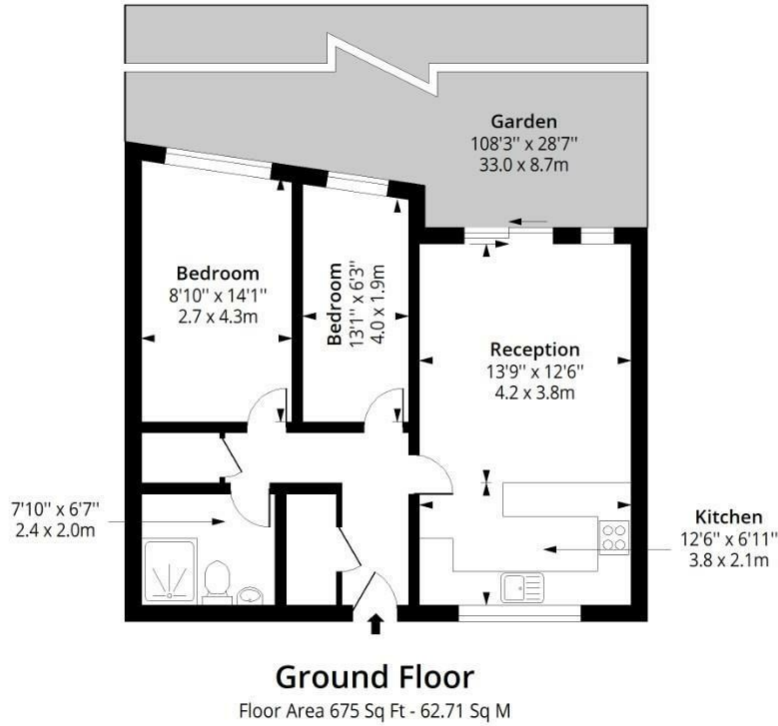
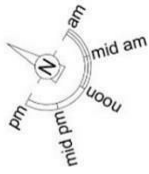




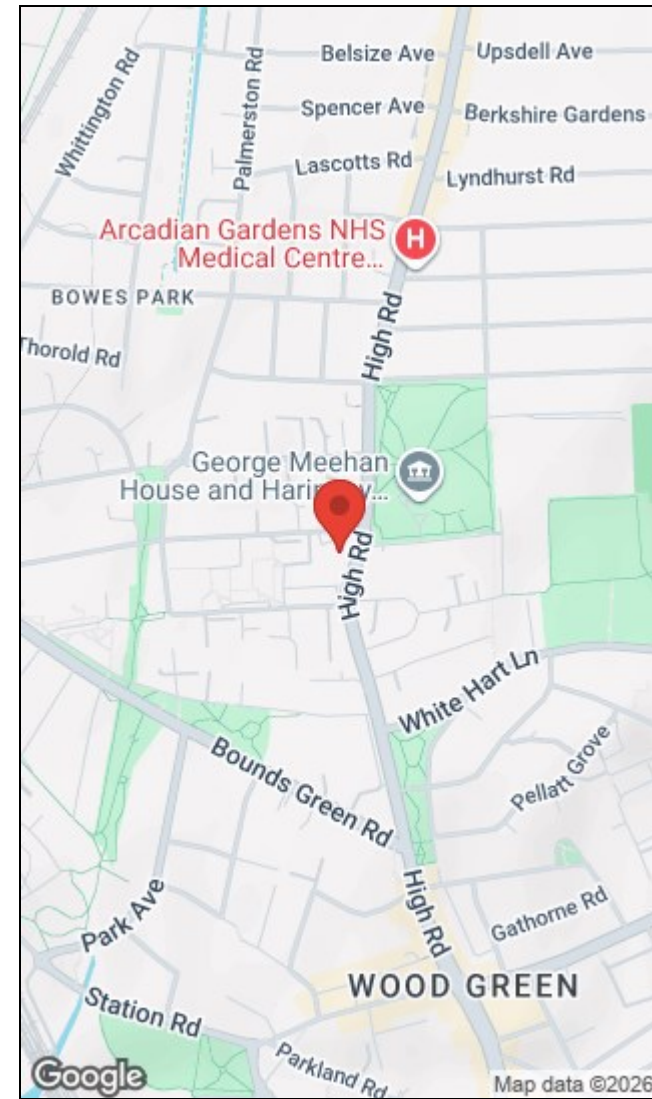


Robin Court N22

Approximate Gross Internal Area = 675 Sq Ft - 62.11 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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