

High Road, Wood Green, N22 8JR

£335,000

Coultons

PROPERTY SUMMARY

Offered for sale is this charming and beautifully presented one-bedroom flat, occupying the top (second) floor of an attractive converted Victorian house.

The property features a bright and spacious open-plan living area with a contemporary fitted kitchen, complemented by French doors that open onto a private balcony. Additional accommodation includes a modern fitted bathroom, gas central heating, and double glazing throughout. Further benefits include built-in wardrobes in the bedroom, a generous stairwell/landing area, and excellent loft storage space.

The property comes with a share of the freehold, together with a lease of over 900 years remaining.

Ideally located for a wide range of local amenities, the property is within easy reach of the popular shopping areas of Green Lanes and Myddleton Road, the latter renowned for its independent retailers and monthly street market. The vibrant centre of Wood Green is also nearby, offering an extensive selection of shops, bars, restaurants, cafés, and Wood Green Underground Station (Piccadilly Line, Zone 3). Bowes Park Railway Station is just a short walk away, providing direct services into Moorgate.

For those who enjoy green spaces, Woodside Park is just around the corner, while the expansive Alexandra Park is also within easy reach.

In our opinion, this property would make an ideal purchase for a first-time buyer, and early viewing is highly recommended to fully appreciate all that it has to offer.

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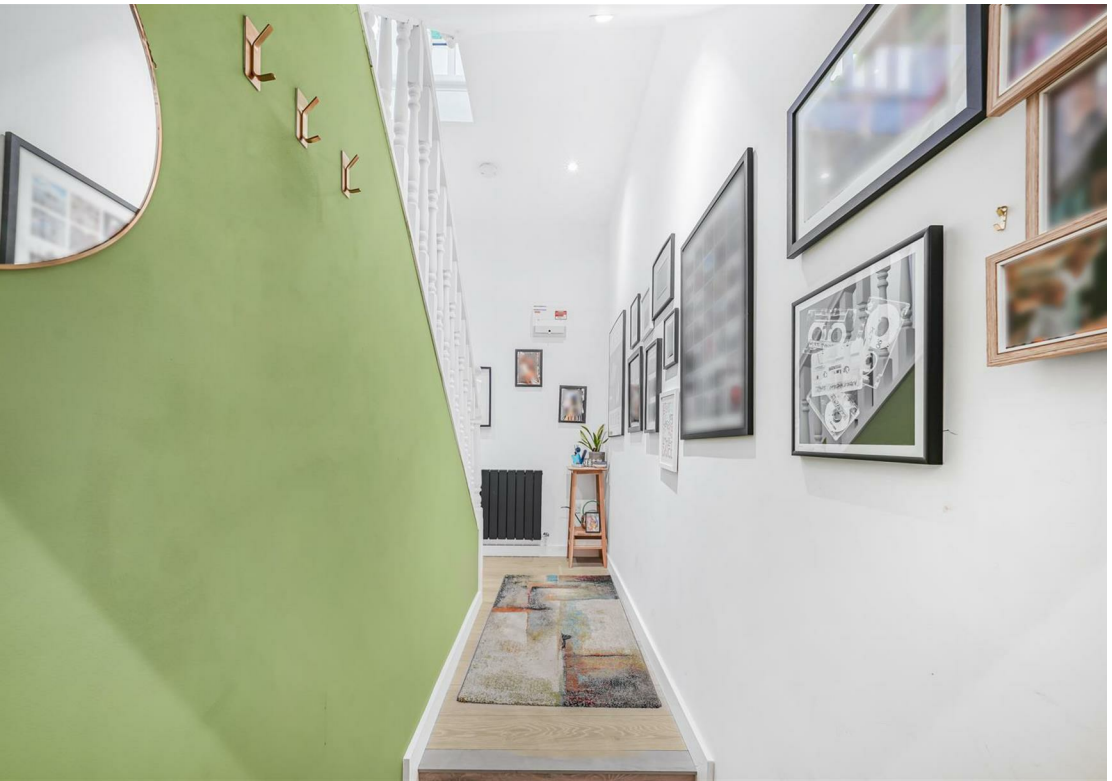





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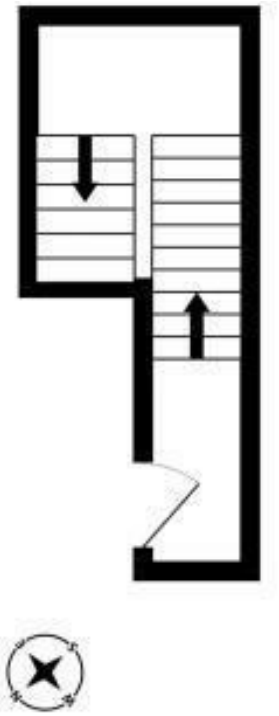


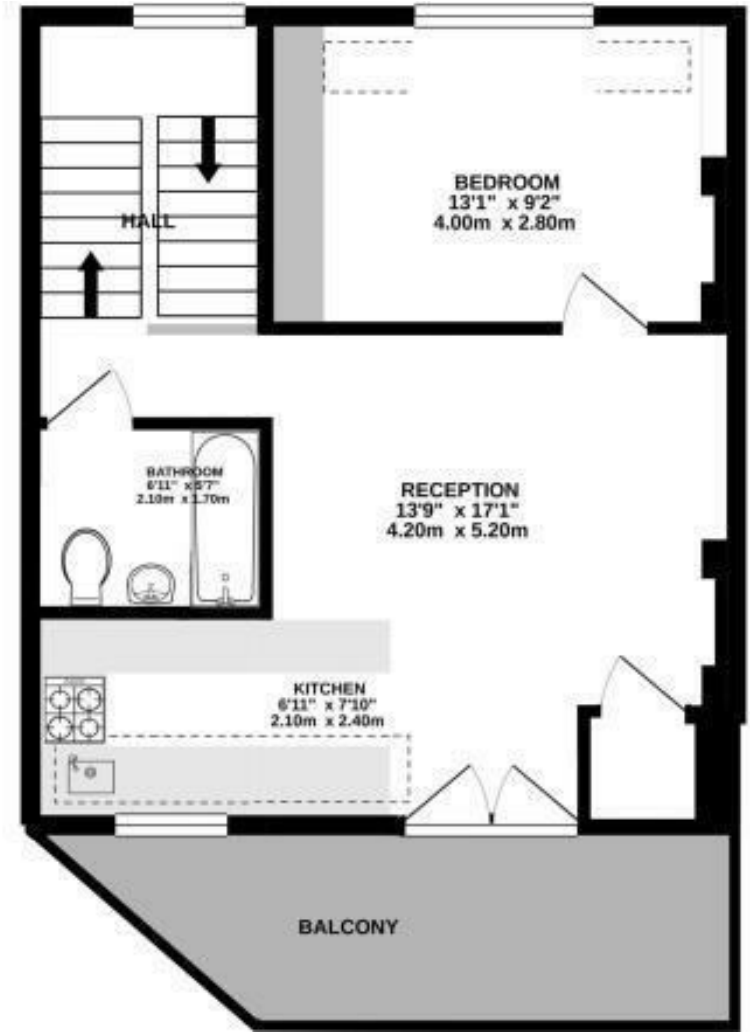












TOTAL FLOOR AREA : 645 sq.ft (60 sq.m) approx

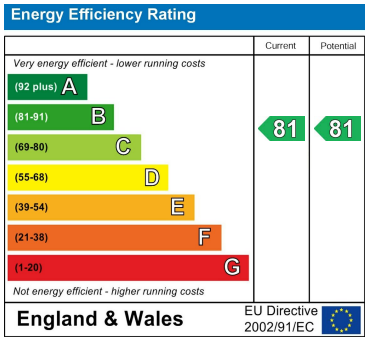
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCAL AUTHORITY
Haringey

TENURE
Leasehold - Share of Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



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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