



Whittington Road, Wood Green, N22 8YR

OFFERS IN EXCESS OF  
£1,200,000

 **Coultons**

## PROPERTY SUMMARY

An exceptional and rare Bowes Park residence where space, lifestyle and investment potential come together - offering approximately 3,035 sq ft / 282 sq m of versatile usable space, an impressive detached garden leisure building designed for fitness, work, entertainment and relaxation, dropped-kerb off-street parking for two cars, and planning consent for conversion into three self-contained apartments creating a valuable investment and business opportunity.

5



5



3









## Whittington Road, N22 8YR

Approximate Gross Internal Area = 220.4 sq m / 2372 sq ft  
 Outbuilding = 61.6 sq m / 663 sq ft  
 Total = 282.0 sq m / 3035 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### LOCAL AUTHORITY

Haringey

### TENURE

Freehold

### COUNCIL TAX BAND

F

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (82 plus) <b>A</b>                                 |  |                            |           |
| (81-81) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

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

26 Station Road  
 North Chingford  
 London  
 E4 7BE

020 8090 0860  
[sales@coultons.co.uk](mailto:sales@coultons.co.uk)  
[www.coultons.co.uk](http://www.coultons.co.uk)

### OFFICE ADDRESS

425a Lordship Lane  
 Wood Green  
 London  
 N22 5DH

020 3869 8989  
[sales@coultons.co.uk](mailto:sales@coultons.co.uk)  
[www.coultons.co.uk](http://www.coultons.co.uk)