

ARCADIAN GARDENS, N22  
**£450,000 LEASEHOLD**

## A TWO BEDROOM GROUND FLOOR FLAT.

Harringay | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)





## DESCRIPTION:

Spread across the ground floor of this handsome Edwardian conversion, this two-bedroom flat offers generous living space and a lovely 37ft rear garden.

At the front, the larger of the two bedrooms enjoys natural light from a wide, south-facing bay window. The second bedroom, currently used as a home office, comfortably fits a double bed if needed.

To the rear, a welcoming reception room provides a great setting for relaxing or entertaining, with direct access to the low-maintenance garden. The modern kitchen sits at the heart of the home, offering plenty of workspace for keen cooks and a second access point to the garden via the side return.

A smart, modern family bathroom completes the flat.

Well located for a number of highly rated primary and secondary schools, this flat makes a great choice for couples or young families looking to put down roots in a friendly corner of North London.

Arcadian Gardens is a peaceful, tree-lined street tucked away from the bustle of Wood Green but within easy reach of it. The nearby Bowes Park area offers a mix of independent shops, restaurants, and amenities, while Myddleton Road—known for its lively café scene and monthly market, adds further charm to the neighbourhood.

For transport links, the property is well-connected with both Wood Green & Bounds Green Underground Stations (Piccadilly Line) and Bowes Park BR Station (National Rail) all within easy reach.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800 5151-  
harringay@winkworth.co.uk

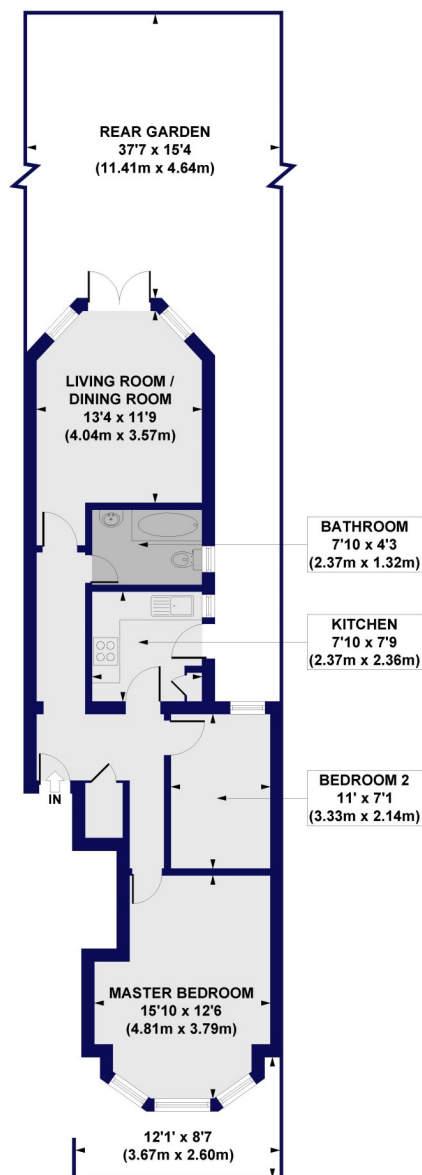
Winkworth.co.uk

Your local independently owned property agency with an extensive network of London offices.





**Arcadian Gardens, N22**  
**Approx. Gross Internal Floor Area 646 sq. ft / 60.01 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.