



**Cobham Road, N22**

Guide Price £650,000-£675,000

Freehold

**Castles**

## Cobham Road, N22 6RP

Introducing this rare mid-terraced Victorian house on Cobham Road N22, boasting over 1300 sqft, high ceilings throughout and with some refurbishment, it will be an impressive home in a very popular location. Features includes: Bay fronted main lounge, dining room and a naturally bright morning room. Further on the ground floor you have a utility room and the kitchen located to the rear giving access to the patio garden. On the first floor you have three large bedrooms, bathroom with a separate w/c and storage spaces. The property is a heaven for commuters and families, located off Westbury Avenue via Meads Road. Public transport links are well provided with Turnpike Lane London Underground Station only a 0.3-mile walk (Piccadilly Line) to the south west together with a network of local bus services serving the surrounding vicinity. Shopping amenities can be found locally within Wood Green, including The Mall which provides a number of well-known shops. Recreational pursuits include the open spaces of local parks including Russell Park and Downhills Park.

EPC Rating: D  
Current: 66 Potential: 85

Council Tax Band: E

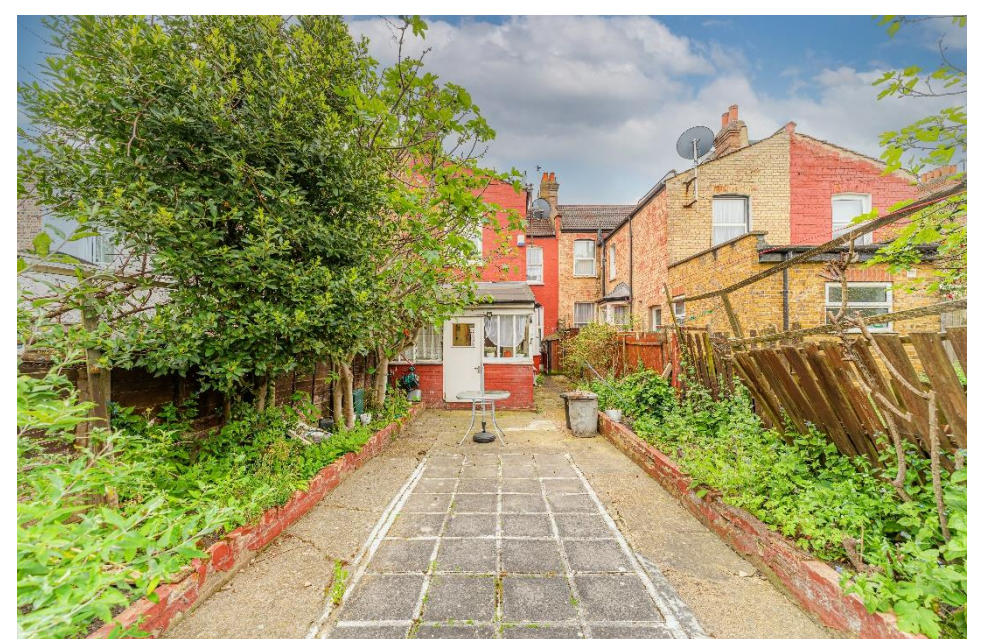
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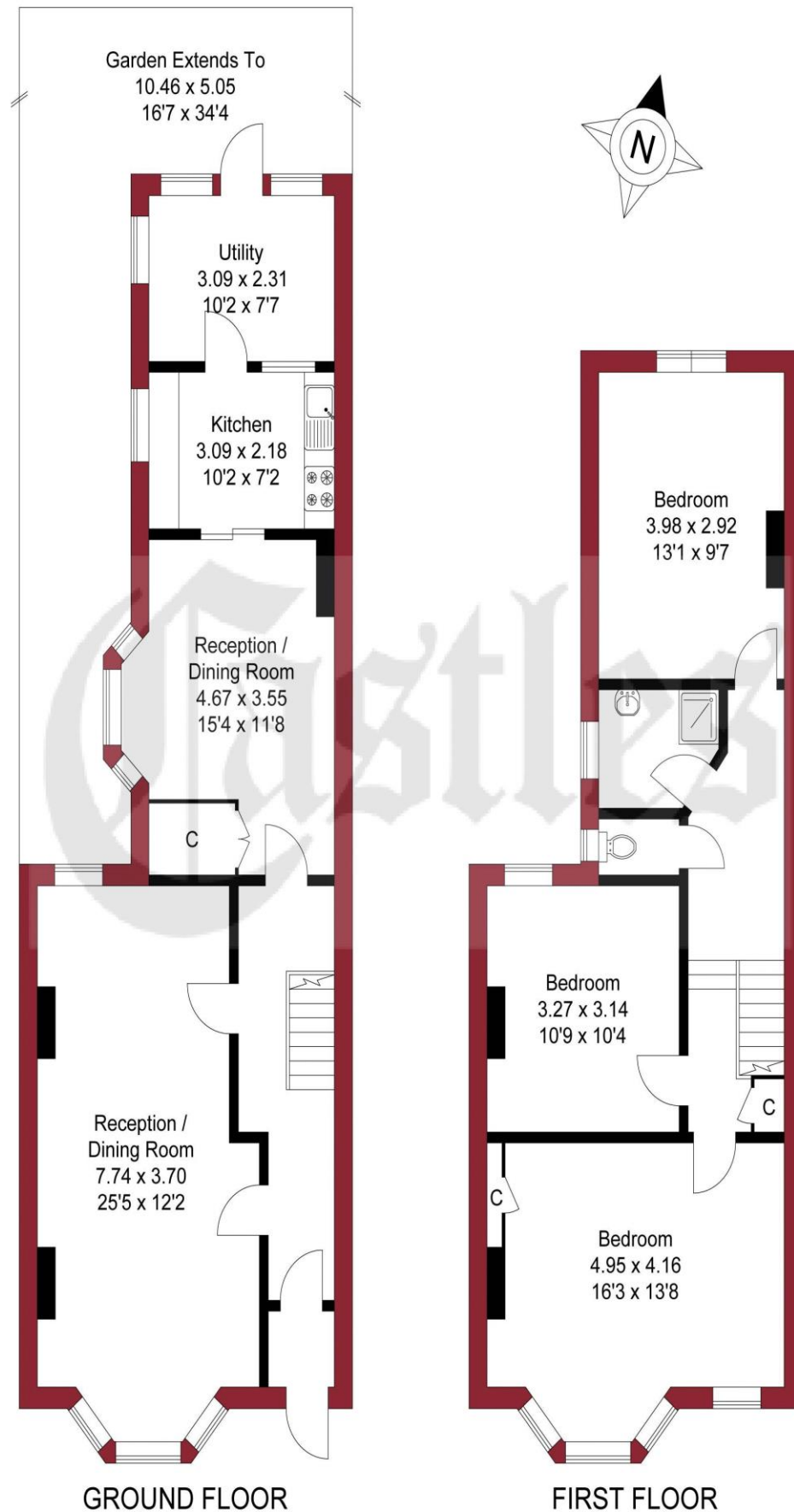
020 8888 6081

[palmersgreen@castles.london](mailto:palmersgreen@castles.london)





APPROXIMATE GROSS INTERNAL AREA  
124.36 sqm / 1338.60 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Wood Green

Wood Green is a small, vibrant town located on the outskirts of North London which has a diverse population and historic architecture. There is a diverse selection of shops, restaurants, independently- owned bars and cafes, beauty salons, sport facilities and recreational grounds. Many of the bars, restaurants and cafes overlook the beautiful open space of Broomfield Park.

### History

In the latter half of the 19th century and before urbanisation Wood Green was part of Tottenham and covered by woodland called Tottenham Wood, hence the original name of the area, Tottenham Wood Green. The 18 acre area was auctioned off as 'Wood-Green' in 9 separate plots on 13 August 1806 by local agent Prickett and Ellis at Garraway's Coffee house in Cornhill, London.

### Housing Stock

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Wood Green attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

### Shopping, food and drink

Wood Green Shopping Centre offers an array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on Green Lanes include upmarket restaurants and supermarkets as well as numerous cafes/ coffee shops and bars spilling out onto the pavements. Whether one is looking for traditional English grub or somewhere that serves something a little more Mediterranean, there is no shortage of options, elegant restaurants, bars and pubs to suit all tastes.

### Recreational Grounds & Amenities

There are plenty of open green spaces in and around the area, including Woodside Park. Additionally there is a number of fitness centres, Tennis & Cricket clubs and Arnos Grove swimming pool.

### Transportation

Wood Green has excellent transport links with Bowes Park British Rail Stations nearby as well as links to Central London via Bounds Green & Wood Green tube stations. The area is also served by popular bus routes along Green Lanes. Bus routes 34, 102, 121, 141, 232, 329, W6, W9 and the N29 all operate locally. The North Circular Road and A10 are the main trunk roads and the A111 through Southgate gives access to the M25 motorway at junction 24.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



78 Green Lanes, Palmers Green,  
London, N13 6BE  
020 8888 6081  
palmersgreen@castles.london  
www.castles.london

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