



## Corbett Grove, N22

Guide Price £350,000-£375,000

Leasehold

Castles

## Corbett Grove, N22 8DQ

Located on the first & second floor is this spacious three bedroom, purpose-built, maisonette at the bottom of Alexandra Palace. Set within a well-maintained building with communal grounds to the side. It also benefits from being less than 0.2 miles from Bounds Green underground station and 0.2 miles from Bowes Park Railway station, offering fast and efficient links to the City and West End. The property offers a blend of space & light throughout whilst benefiting from a large kitchen, reception room, bathroom and separate W.C. Offered with a 101 year lease and no onward chain.

EPC Rating: D  
Current: 56 Potential: 75

Lease: 99 Years (approx)  
Service Charge: £175.65 PCM (approx)  
Ground Rent: £15 P/A

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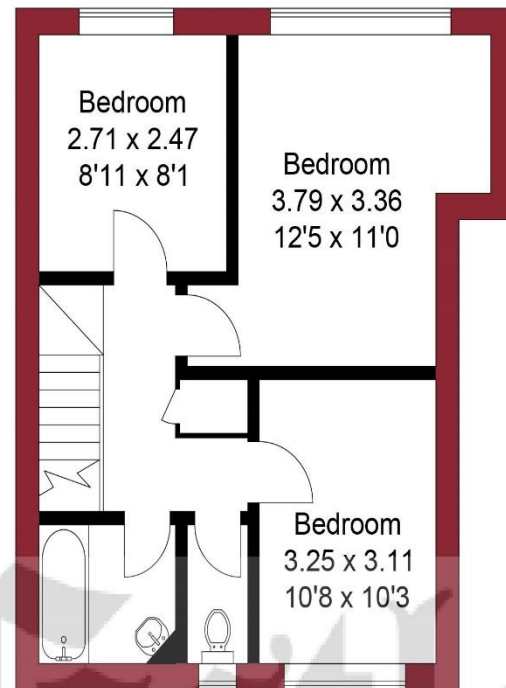
# Castles

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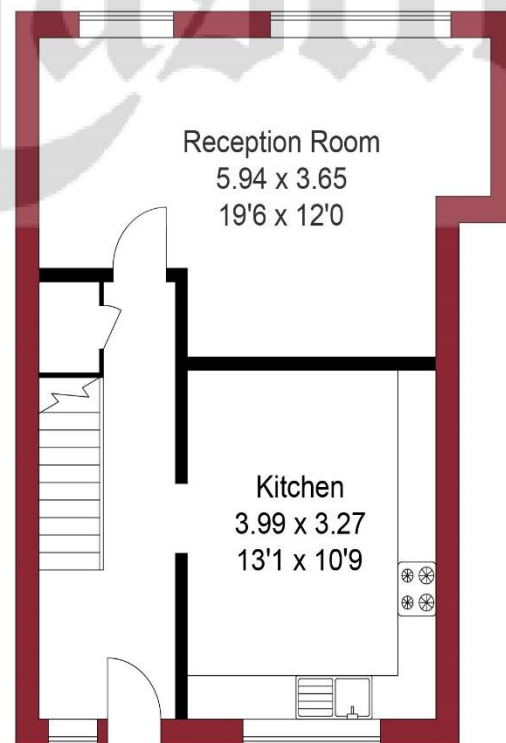




APPROXIMATE GROSS INTERNAL AREA  
80.81 sqm / 869.83 sqft



FIRST FLOOR



GROUND FLOOR

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**An overview of Bounds Green**

Bounds Green is a small, vibrant town located on the outskirts of North London which has a diverse population and historic architecture, with an array 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**

Bounds Green was originally formed as a popular overnight stop-over for travellers, located on the then outskirts of London, just short of the tollgate at Turnpike Lane. Today it is a residential suburb just north of Wood Green. Bounds Green Underground station on the Piccadilly line, opened in 1932, is in the area previously known as Bowes Park and which is also served by Bowes Park railway station. The original name of Bounds Green was associated with the former Bounds Green Farm near Cline Road, some 500 metres to the north-east of the Underground station. Bowes Park is a small community centred around Middleton Road, which houses a number of shops. In years gone by the road was thriving with shops of all kinds including butchers, bakers, tea rooms, and greengrocers, as well as many other types of shops and has seen a vast improvement with many new businesses opening up since 2014. The eminent surgeon, Henry Cline (1750–1827), bought Bounds Green House in 1808 together with surrounding farm land. The house was located to the south of the present Cline Road. Cline was a surgeon at St Thomas' Hospital and later became President of the Royal College of Surgeons (1823).

**Housing Stock**

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Bounds 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**

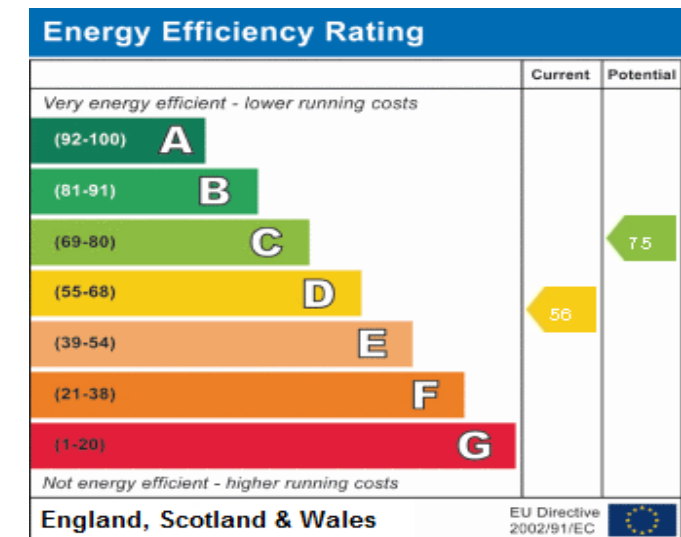
Bounds Green offers an array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops include upmarket restaurants and local supermarkets as well as numerous cafes/ coffee shops and bars spilling out onto the pavements. Whether one is looking for traditional English 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 Broomfield Park, Arnos Park and the surrounding grounds of Muswell Hill Golf Club. In addition there is a number of fitness centres, Tennis & Cricket clubs and Arnos Grove swimming pool.

**Transportation**

Bounds Green has excellent transport links with Palmers Green and Bowes Park British Rail Stations nearby as well as links to Central London via Southgate, 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.



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