



Woodside Road, N22 5HP

£435,000 SHARE OF FREEHOLD

This attractive two-bedroom flat has been refurbished to a high standard and offers bright, contemporary living throughout. The property features a spacious open-plan living and kitchen area, two well-proportioned bedrooms, and a modern bathroom, all finished with a clean and stylish feel. A standout feature is the private garden, providing valuable outdoor space ideal for entertaining, relaxing, or home working breaks. Ideally located in a sought-after area, the property is within easy walking distance of Bowes Park railway station and Wood Green Underground station, offering excellent transport links into Central London. Wood Green High Road is close by, with a wide selection of shops, supermarkets, restaurants, cafés, and leisure facilities, while nearby green spaces add further appeal. This property represents an excellent opportunity for buyers seeking a well-located home or investment with strong rental appeal.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

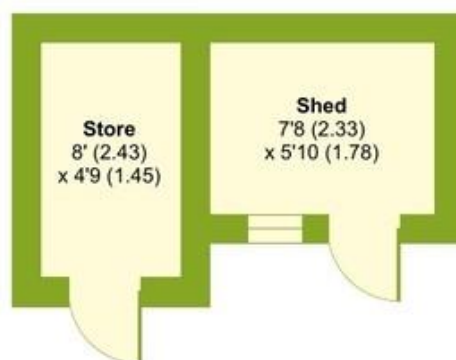
Woodside Road, Wood Green, London, N22

Approximate Area = 724 sq ft / 67.2 sq m

Outbuildings = 83 sq ft / 7.7 sq m

Total = 807 sq ft / 74.9 sq m

For identification only - Not to scale



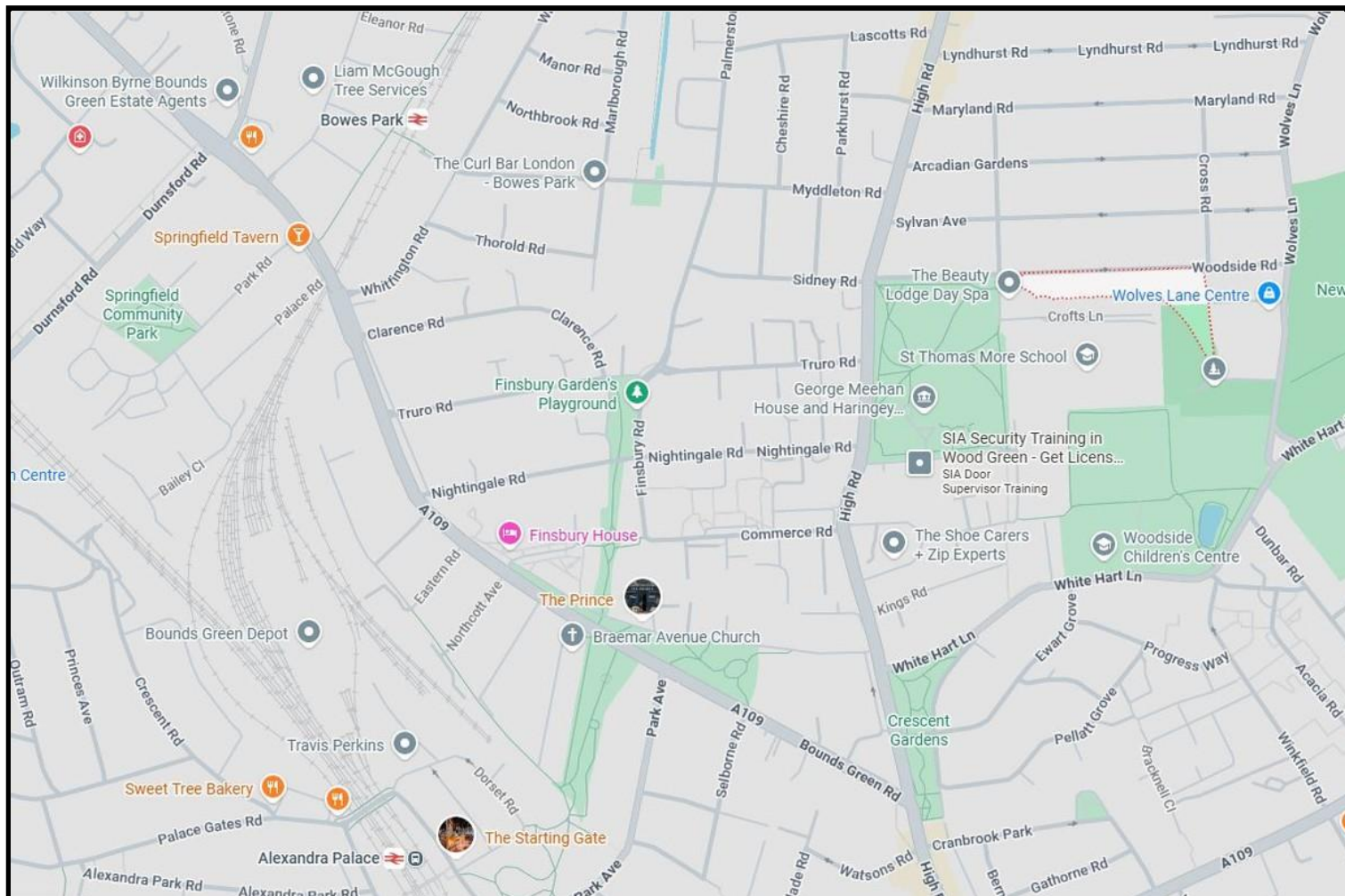
OUTBUILDING 1 / 2

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1396622. © nichecom 2026.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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