

Boundary Road, N22

Anthony Pepe



Boundary Road

N22

Offers Over: £900,000

Offered to the market for the first time in over 60 years, this grand, much-loved and well-maintained period property presents a rare opportunity to create an exceptional family home.

As one of the wider style houses on Boundary Road and spanning over 1400 sqft, this spacious five-bedroom property offers generous proportions throughout, combining an abundance of original character with excellent potential to personalise and enhance.

Upon entering, you are welcomed by a spacious hallway featuring high ceilings, original tiled flooring and ornate coving, setting the tone for the character and charm found throughout.

The ground floor boasts a generously proportioned double reception room with a large bay window, providing an abundance of natural light and excellent space for both entertaining and family living. Light flows through to the rear reception area with direct access to a large, private, well maintained garden. The separate kitchen is located to the rear of the property, also with access to the garden.

The first floor comprises three well-proportioned bedrooms, along with a family bathroom and separate WC. The top floor provides two further bedrooms and an additional bathroom, offering flexible space for a growing family.

With its generous proportions, wealth of period features and enormous potential, this much-loved home represents a rare opportunity to create a home tailored to your own vision.

Located on one of the area's most sought-after roads, Boundary Road offers easy access to the vibrant shopping and dining options of Wood Green, along with excellent transport links. Turnpike Lane and Wood Green Underground Stations (Piccadilly Line, Zone 3) are both within easy reach, alongside numerous bus routes. Nearby are the popular Westbury Gastro Pub and Restaurant, as well as the green open spaces of Belmont and Lordship Recreation Grounds.

5 Bedrooms

2 Receptions

2 Bathrooms

Tenure: Freehold
Energy Efficiency Rating: C








BREAD







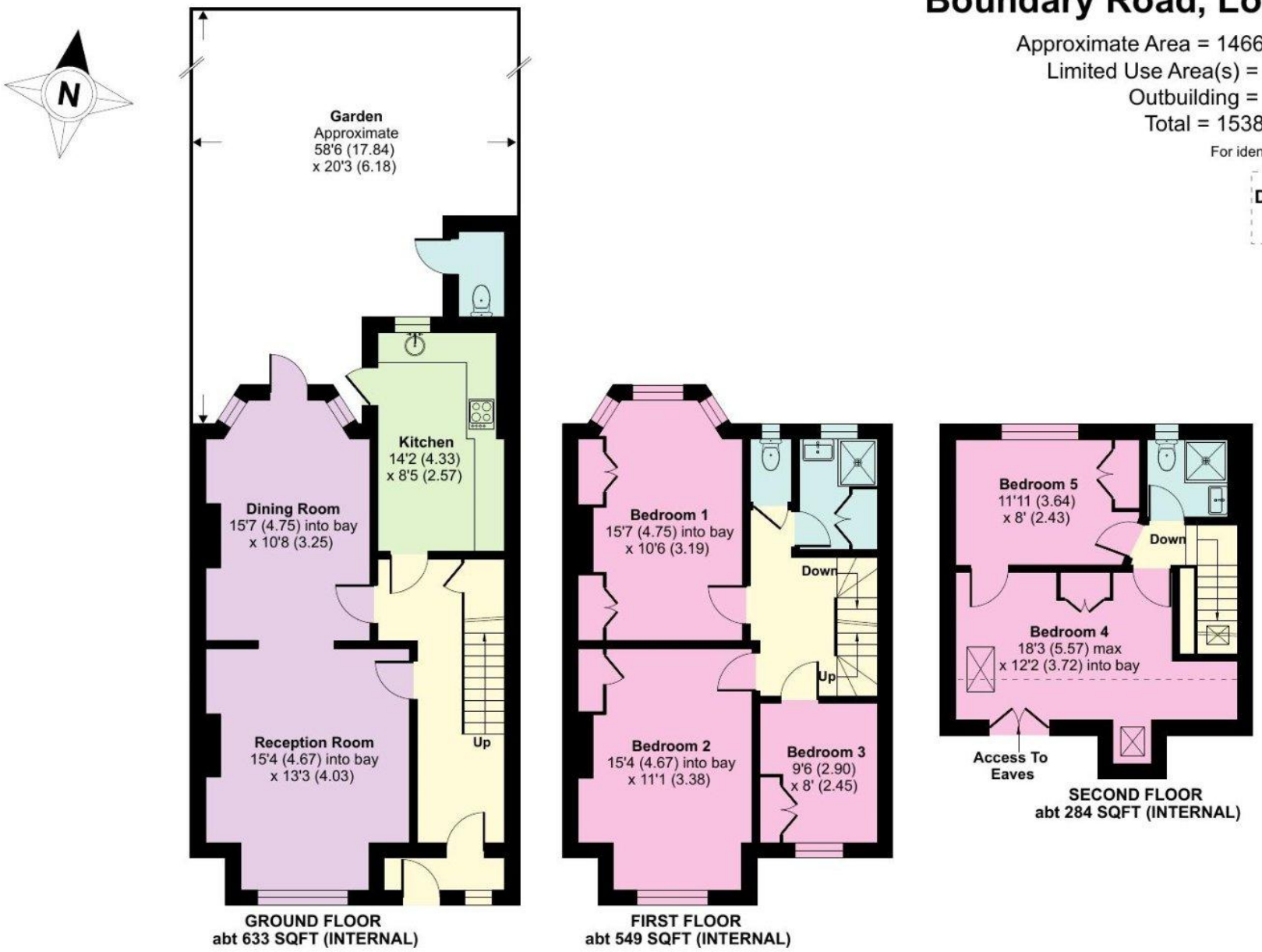




Boundary Road, London, N22

Approximate Area = 1466 sq ft / 136.1 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Outbuilding = 17 sq ft / 1.5 sq m
Total = 1538 sq ft / 142.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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