

Boundary Road, London, N22

Anthony Pepe



Boundary Road, London, N22

Asking Price: £450,000

Offered for sale with a share of freehold, this beautifully presented two double bedroom garden flat seamlessly blends period charm with modern-day comfort.

The property offers well-proportioned accommodation throughout, comprising two generous double bedrooms, a stylish bathroom, a modern fitted kitchen and an inviting reception room. A particular highlight is the reception room's French doors, which open directly onto a substantial rear garden, providing an excellent private outdoor space for relaxing, entertaining and enjoying the warmer months.

Situated on Boundary Road, a quiet residential turning just off Westbury Avenue, the property enjoys a convenient location in the heart of Wood Green. Turnpike Lane Underground Station (Zone 3) is approximately a 10-minute walk away, offering excellent transport connections into Central London. The property is also ideally positioned for the wide range of shops, cafés and amenities found in Wood Green, as well as popular local establishments such as The Westbury gastro pub.

For those who enjoy outdoor pursuits, Russell Park, Belmont Park and Downhills Park are all within easy reach, providing a choice of attractive green spaces.

This well-proportioned living space and the added benefit of a large private garden makes this is an ideal opportunity for first-time buyers looking to acquire a characterful home in a convenient and well-connected location.

2 Bedrooms

1 Receptions

1 Bathrooms

Tenure: Share of Freehold
Energy Efficiency Rating: C










EXTRA VIRGIN OLIVE



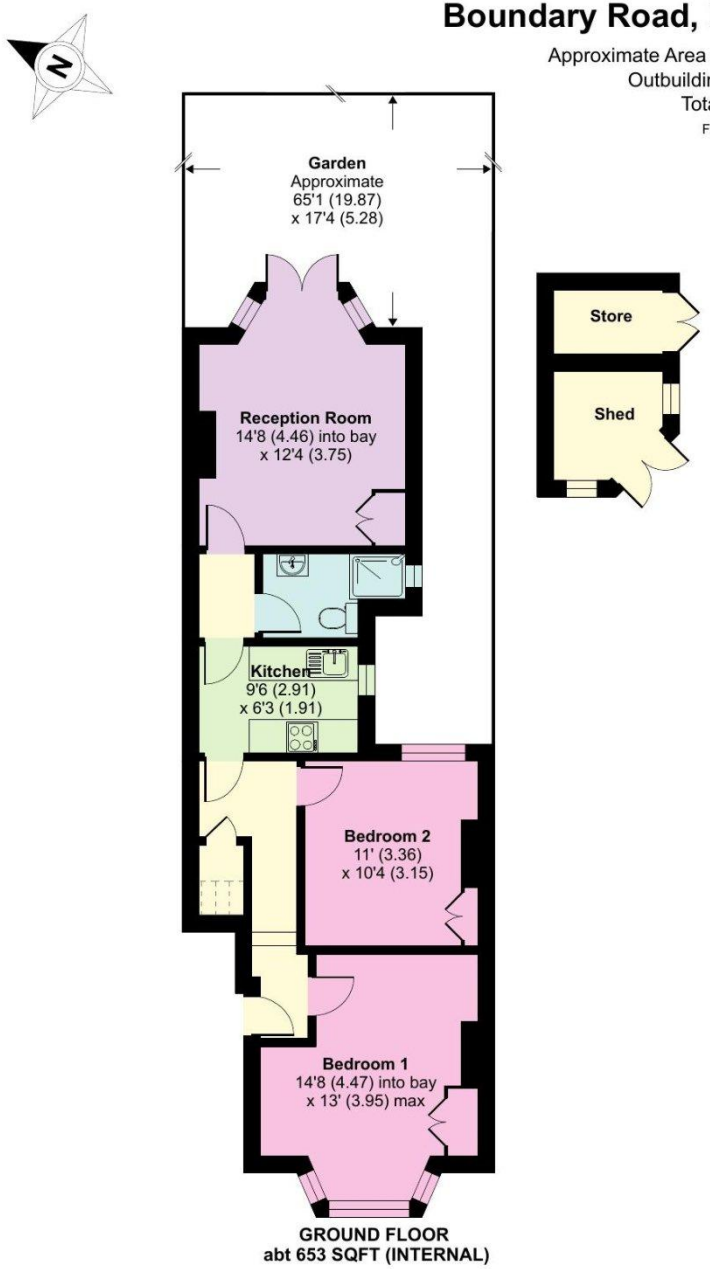






Boundary Road, London, N22

Approximate Area = 653 sq ft / 60.6 sq m
Outbuilding = 69 sq ft / 6.4 sq m
Total = 722 sq ft / 67 sq m
For identification only - Not to scale



GROUND FLOOR
abt 653 SQFT (INTERNAL)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Anthony Pepe. REF: 1543214



Crouch End & Muswell Hill

t: 020 8348 2545

e: crouchend@anthonypepe.com

Harringay & Finsbury Park

t: 020 8341 9999

e: harringay@anthonypepe.com

Palmers Green & Southgate

t: 020 8882 6567

e: palmersgreen@anthonypepe.com

Highbury & Islington

t: 020 7704 2100

e: highbury@anthonypepe.com

Cockfosters & Hadley Wood

t: 0208 440 5000

e: cockfosters@anthonypepe.com

www.anthonypepe.com

Anthony Pepe