



19b Arcadian Gardens, N22 5AG

£450,000 SHARE OF FREEHOLD

A well-presented two-bedroom first-floor flat ideally located within this sought after street, This bright and airy property offers comfortable, well-proportioned accommodation and would make an excellent purchase for first-time buyers, professionals, or investors alike. The flat features a spacious reception room with ample space for both living and dining, a separate fitted kitchen, two generously sized bedrooms, and a modern family bathroom. Large windows throughout allow for plenty of natural light, enhancing the sense of space and warmth. Perfectly positioned between Wood Green and Bowes Park, the property enjoys the best of both areas. Wood Green offers an excellent range of shops, restaurants, cafés, and leisure facilities, including The Mall Wood Green and easy access to the Piccadilly Line for swift journeys into central London. Bowes Park provides a more village-style atmosphere with independent cafés, green open spaces, and convenient mainline rail services into Moorgate.

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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.

Arcadian Gardens, London, N22

Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



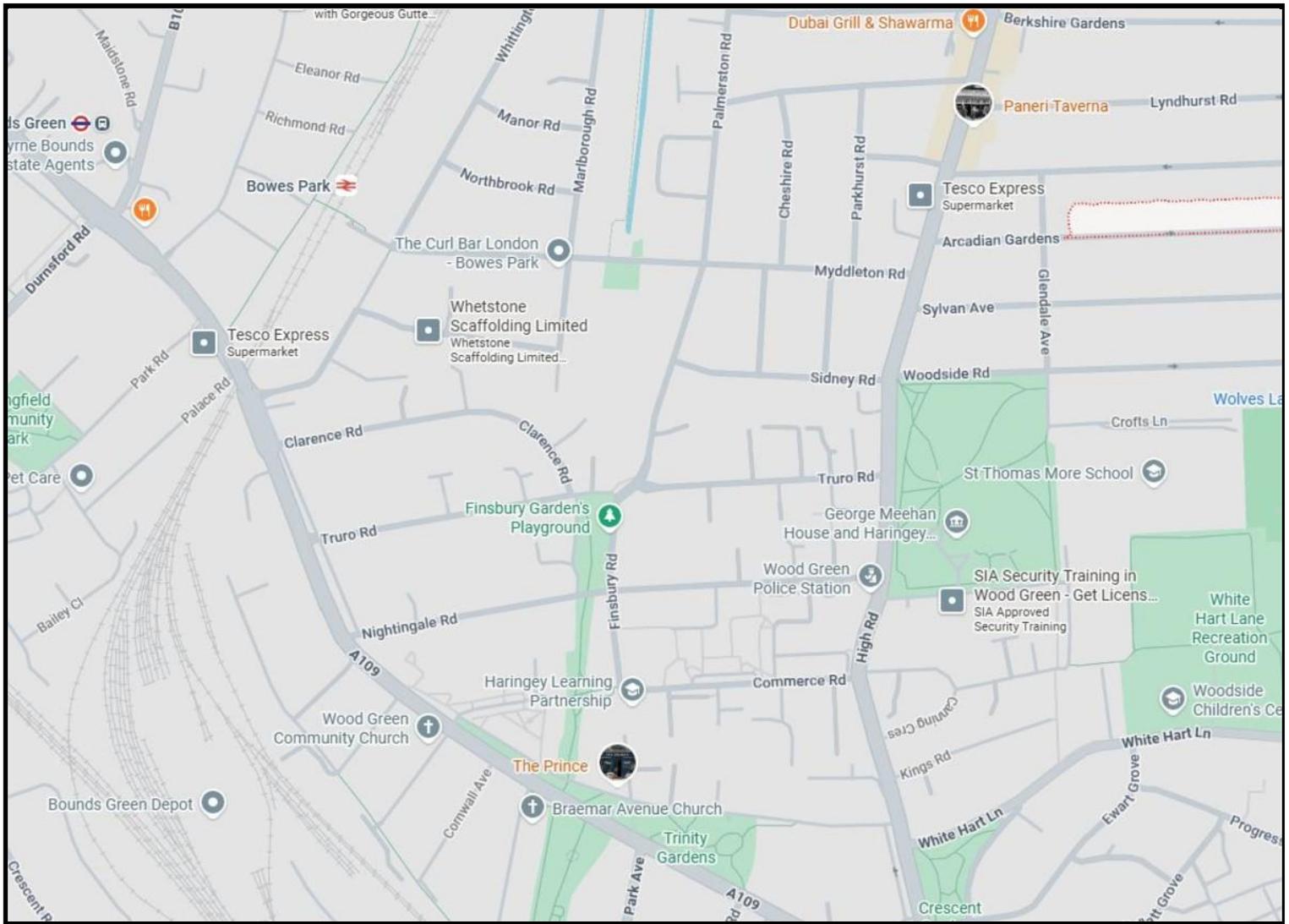
GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Wilkinson Byrne. REF: 1406759





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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