



Arcadian Gardens, N22 5AG

£450,000 SHARE OF FREEHOLD

A well presented two bedroom first floor flat, This bright and airy property offers 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. Well located for public transport with numerous bus routes and train stations in Wood Green, Bounds Green & Bowes Park. 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. offered on a chain free basis..

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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.

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Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



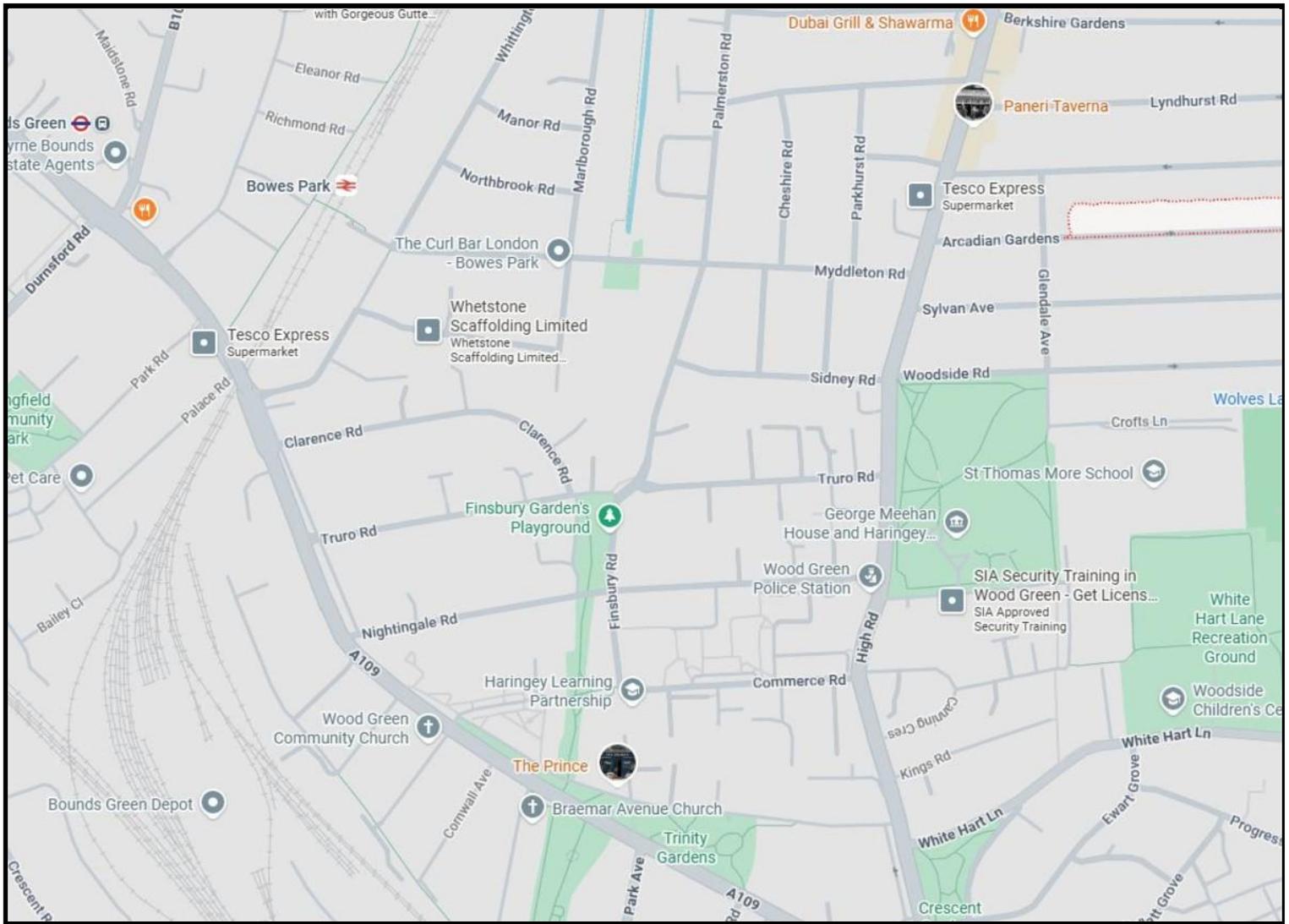
GROUND FLOOR

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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