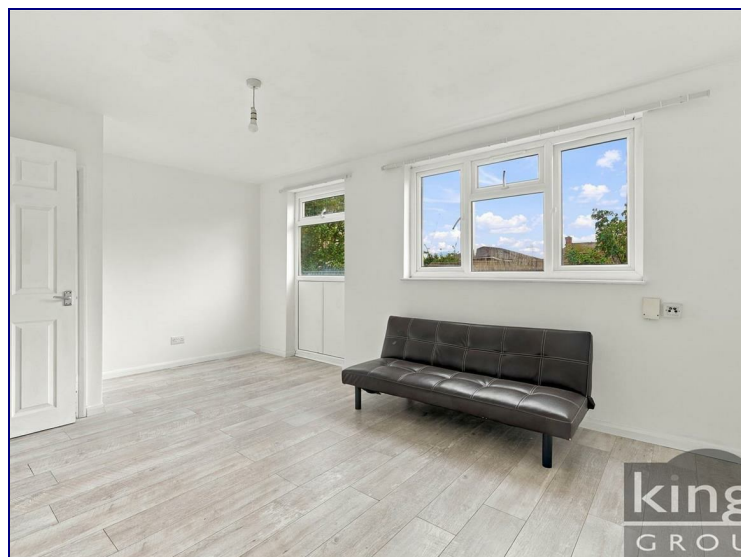




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Acacia Road, London, N22 5RT



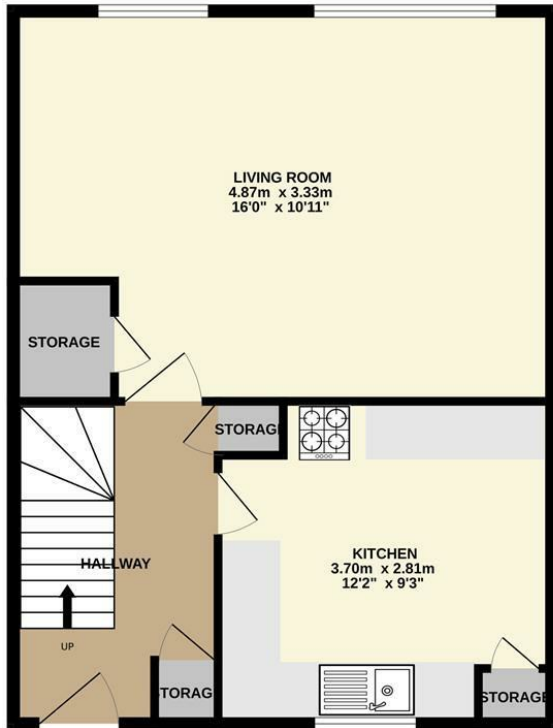
£360,000

Kings Group are delighted to bring to the market this beautifully presented three-bedroom split-level flat, ideally situated in the heart of Wood Green. The property offers well-proportioned accommodation throughout, comprising a cosy reception room, a bright and airy kitchen with ample space for dining, two spacious double bedrooms, a further single bedroom and a three-piece family bathroom. The property further benefits from a shed located on the ground floor perfect for storing bikes. This versatile home would make an excellent choice for a growing family, first-time buyer or investor.

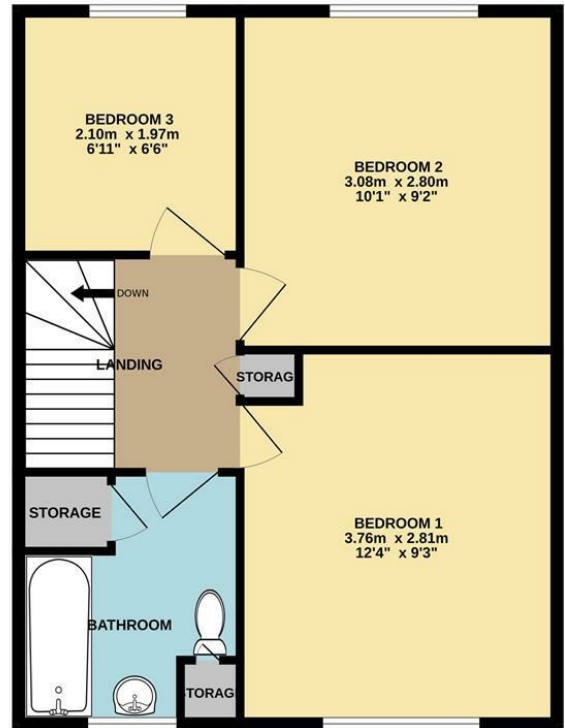
Located on the boundaries of the popular Scotch Estate, the property is just a short walk from Wood Green Underground Station (Piccadilly Line), providing convenient access to Central London and surrounding areas. A range of excellent bus and transport links are also close by. The property is ideally positioned for local amenities, with shops, schools and everyday conveniences all within easy reach. Riverside School and Woodside High School are both nearby, while Wood Green Shopping Centre offers a wide selection of shops, restaurants and services.



SECOND FLOOR



THIRD FLOOR



TOTAL FLOOR AREA : 69.0 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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