

Total Area: 55.4 m² ... 597 ft²

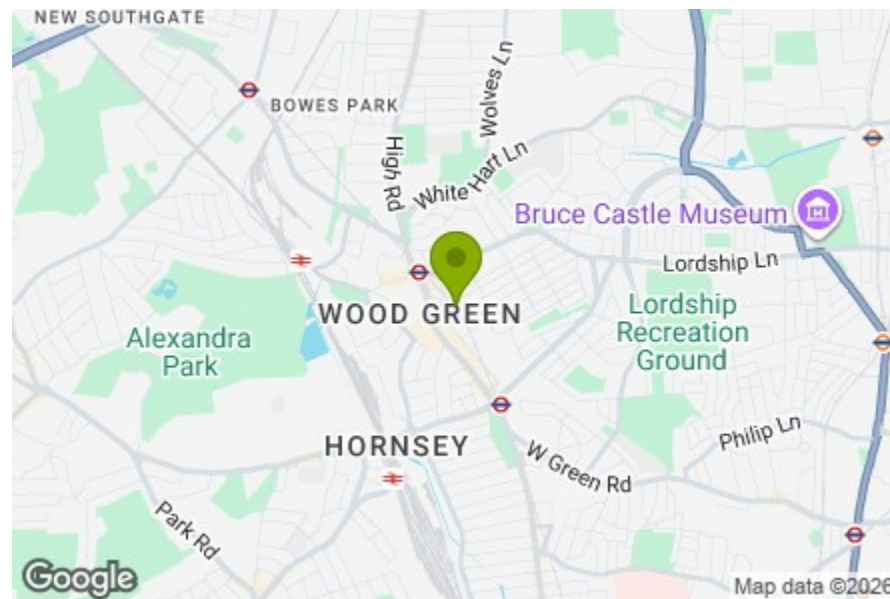
All measurements are approximate and for display purposes only

Reception
15'0" x 13'0"

Bedroom
9'8" x 12'2"

Bathroom
5'9" x 6'4"

Kitchen
9'6" x 12'9"



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		69	79
		EU Directive 2002/91/EC	



GLADSTONE AVENUE, WOOD GREEN

Offers In The Region Of £350,000 Leasehold
1 Bed Apartment - Conversion



Features:

- First Floor Conversion apartment
- Moments from Piccadilly line
- New Kitchen
- New Bathroom
- Split Level
- Superb presentation Throughout
- Being Sold Chain Free
- Double Bedroom

Chain free and beautifully presented throughout, this one bedroom first floor conversion apartment is ideally positioned in Wood Green, moments from the Piccadilly line and within easy reach of the area's excellent selection of shops, cafés and restaurants. Featuring a generous double bedroom, a newly fitted kitchen and bathroom, and its own private entrance, it's a stylish home in a well-connected North London location.

REQUEST A VIEWING
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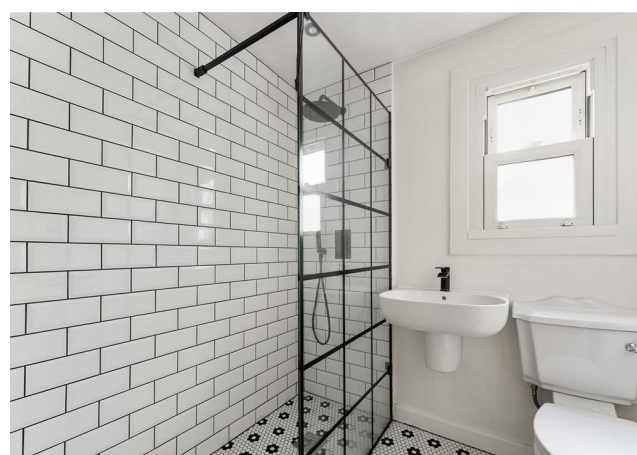
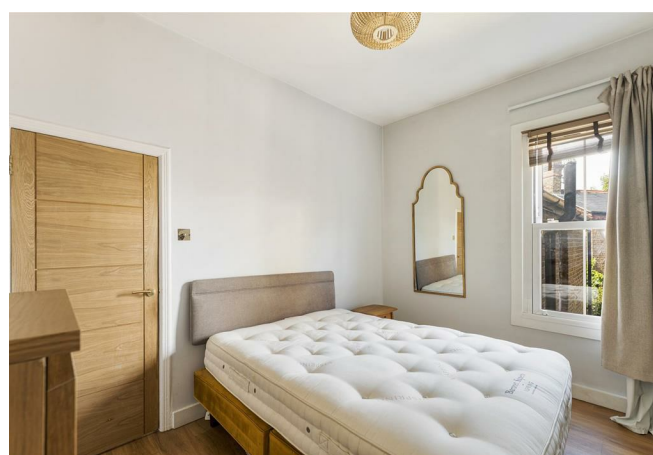
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IF YOU LIVED HERE...

Step inside via your own private entrance and head upstairs to the first-floor accommodation. The apartment immediately feels bright and welcoming, with natural light, neutral décor and thoughtful updates creating a fresh, move-in-ready finish throughout.

The reception room is a comfortable and versatile living space with plenty of room to relax or entertain. Nearby, the newly fitted kitchen is smartly designed with contemporary white cabinetry, integrated appliances, tiled splashbacks and a freestanding breakfast table, creating a practical spot for morning coffee or casual dining. The recently installed bathroom continues the modern feel, with crisp tiling, contemporary fittings and striking patterned flooring adding a touch of character.

The double bedroom is a generous retreat, offering excellent proportions and plenty of space for storage and furnishings. Throughout the home, the finish is clean, cohesive and well

maintained, making this an easy property to settle straight into. Whether you're purchasing your first home or looking for a well-connected London base, the combination of presentation, location and convenience is hard to overlook.

WHAT ELSE?

- Wood Green Station is a short walk away, providing Piccadilly line services into King's Cross, the West End and Heathrow, while Turnpike Lane Station is also close by.
- Alexandra Palace and Alexandra Park are within easy reach, offering extensive green space, sports facilities, walking routes, live events and panoramic views across the capital.
- Green Lanes and Wood Green High Road provide an excellent mix of independent eateries, cafés, supermarkets and everyday amenities, while The Mall Wood Green offers extensive shopping and leisure facilities.



A WORD FROM THE OWNER...

"My wife and I have had the most wonderful time living here for the past five years, the area is vibrant and so well connected, the high street is full of everything you can think of and there are so many fantastic eateries all within walking distance. We would regularly walk the 15 minutes to Ally Pally in the summer and watch the world go by, this flat will always have a special place in our memories!"

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