



Gladstone Avenue, Wood Green, N22 6JY

£725,000

 **Coultons**

PROPERTY SUMMARY

A rare opportunity to purchase one of the larger period houses which is approximately 1226sqft (113.9 sqm), in the ever popular and highly sort after area of Noel Park in Wood Green. The property benefits from three double bedrooms, two reception rooms, a kitchen with dining area, a conservatory which opens onto the courtyard rear garden, a first floor family bathroom, a ground floor guest WC, gas central heating, sash double glazing to the rear and single glazed sash windows to the front aspect.

Gladstone Avenue is only a short walk to the vibrant shopping area of Wood Green with all its bars and restaurants with a vast array of eateries, coffee shops, and shopping mall with major and independent retailers. Public transport includes plenty of bus routes along with the Underground Stations of both Wood Green and Turnpike Lane, (Piccadilly Line - Zone 3). The property is also within easy reach of local parks and the trendy areas of Harringay, Crouch End & Muswell Hill and the vast green spaces of Alexandra Park.

There are also plenty of local schools withing walking distance, both primary and secondary.

In our opinion this property would make an excellent family home and is being offered on a chain free basis. Viewing is highly recommended.

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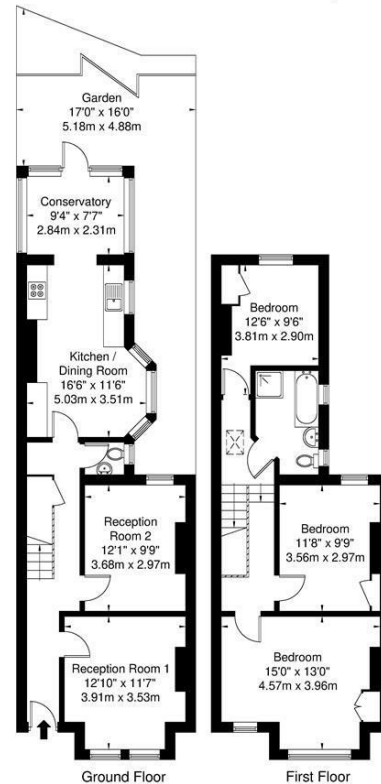






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Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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