



MILE



## Broughton Avenue, London £1,350,000 Freehold

Mile are pleased to offer this rare and stunning four bedroom house to the market. The property consists of a large triple through lounge space with dining area, dining area and children's play area, an open plan fully fitted kitchen, a guest wc, 4 double bedrooms and 2 bathrooms (one being En-suite). The property further benefits from a large split level garden, off street parking, Bespoke bi folding patio doors to open the entire area up seamlessly to the garden, Air-conditioning, electric Velux skylight windows and an Electric car charging station!. Located in a highly sought after area, only a stones throw to the park. IMMACULATE CONDITION!!!!!!

**MUST BE SEEN TO AVOID DISSAPPOINTMENT!!!! EPC RATING C**

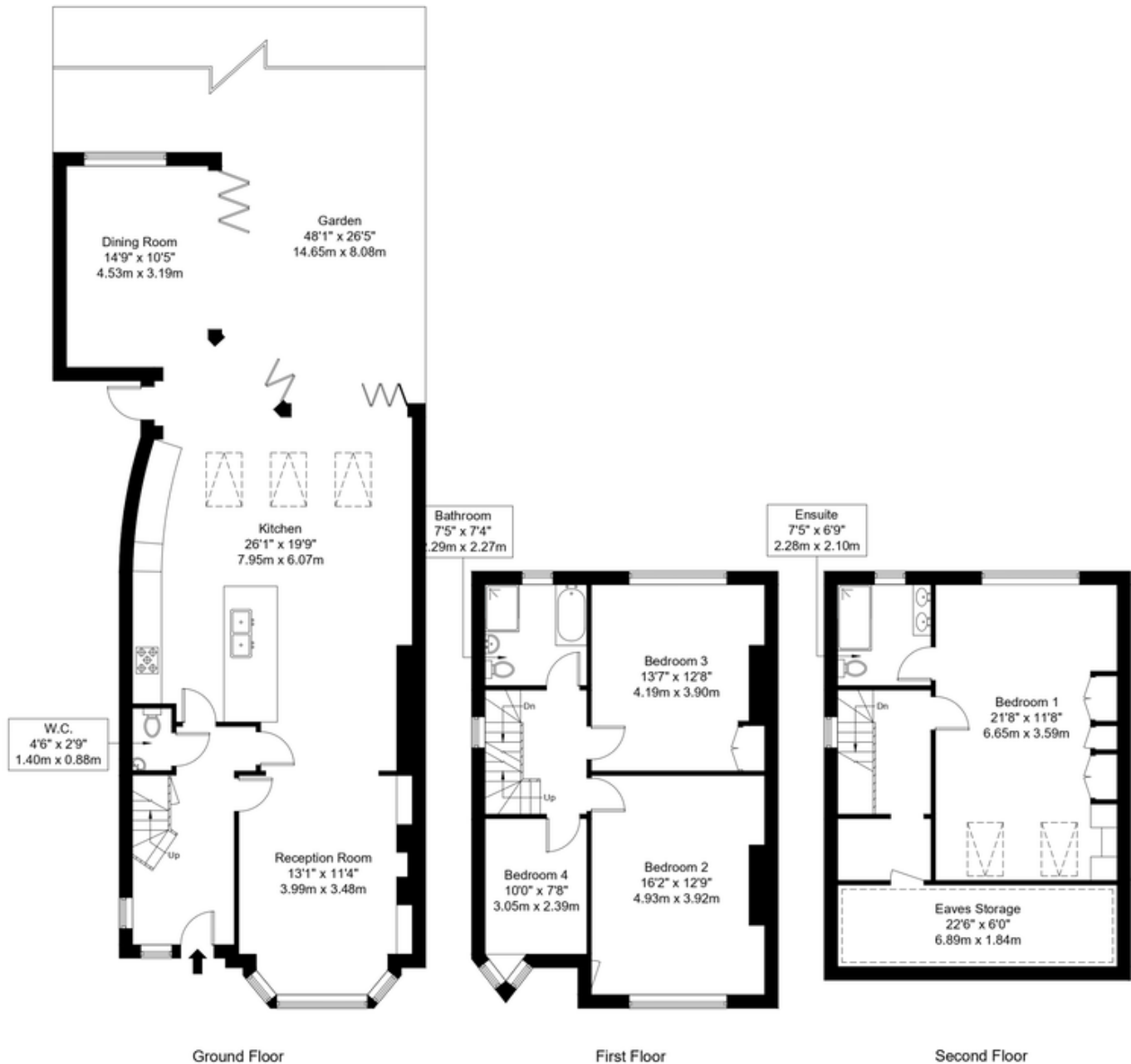
- FOUR BEDROOM HOUSE
- Electric Velux skylights
- Off street parking
- Bespoke bi folding patio doors
- EPC rating C
- Air Conditioning
- EXCELLENT CONDITION
- Stones throw from park
- Highly Sought After Location
- Electric car charging station

# Broughton Avenue, N3 3ES

Approx Gross Internal Area = 204.52 sq m / 2 201 sq ft

Garden = 97.55 sq m / 1 050 sq ft

Total = 302.07 sq m / 3 251 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.