

St. Margarets Avenue, N15

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St. Margarets Avenue, N15

18a St Margaret's Avenue offers a superb investment opportunity as a spacious ground floor, two double bedroom Victorian flat conversion with a private garden.

- Perfect Development/Investment Opportunity
- 2 Double Beds, 1 Bath, 1 Reception
- Quiet Residential No Through Street
- Private Garden Space/Side Storage
- 0.2 Mile Distance to Turnpike Lane Tube
- Vibrant Cultural Area of Haringay
- Green Park Area Closeby
- No Onward Chain
- Leasehold
- Close to all Local Amenities

SUMMARY

Positioned in the vibrant heart of Haringey, this spacious two-bedroom ground floor Victorian flat presents an exceptional development or investment opportunity. Offering generous proportions, a private garden, and enviable access to local amenities, it's the ideal purchase for investors, first-time buyers, or those looking to add value through refurbishment.

The property is set within a charming mid-terraced conversion and features two double bedrooms, a well-proportioned bathroom and a versatile living space. The private rear garden offers a peaceful escape, perfect for entertaining or relaxing in the warmer months.

LOCATION

Situated on a quiet no-through cul-de-sac of period Victorian terrace houses and close to the public green space of Ducketts Green. Only a few minutes walk to Turnpike Lane and Wood Green. residents benefit from excellent local facilities, transport links and local schooling.

TRANSPORT

Turnpike Lane Underground Station (Piccadilly Line) – only 0.2 miles away, with direct access to King's Cross, Covent Garden, and Heathrow Airport.
Haringey ►



- and Hornsey Overground/National Rail Stations – offering swift connections across London and beyond.

LIFESTYLE & LOCAL HIGHLIGHTS

This thriving North London location is renowned for its cultural diversity, green spaces, and community spirit. Just a short stroll from Haringey Green Lanes, you'll find a vibrant mix of independent cafés, international restaurants, pubs, and local shops.

Neighbouring areas like Crouch End and Stroud Green bring even more to explore, from artisan bakeries to boutique stores.

For those who love the outdoors, the home is close to:

Alexandra Park – with panoramic views, landscaped gardens, and community events.

Finsbury Park – a hub for recreation and leisure.

The New River Path – ideal for walking, running, or cycling in a natural setting.

OVERVIEW

18a St Margaret's Avenue offers the perfect blend of urban convenience, natural beauty, and neighbourhood charm. Whether you're seeking a buy-to-let investment, a first home, or a renovation project, this property ticks all the right boxes in one of North London's most exciting areas.

Tenure: Share of Freehold

Council Tax Band: C

Local Authority: Haringey

Service/Building Insurance Charge: £311 approx

Ground Rent: £100

Time remaining: Lease expires on 24 December 2176 - 151 years Remaining





LOCATION



Property location

ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **68**

Potential: **76**

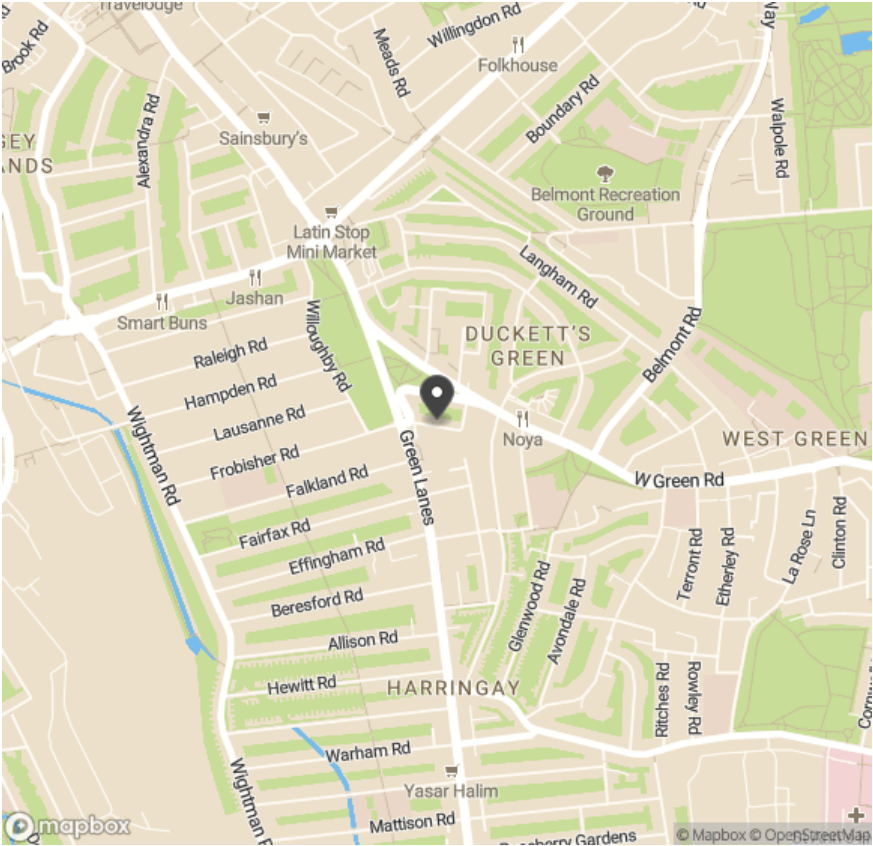
FLOOR PLAN

659 sq ft (61 sq m)

St. Margarets Avenue, London, N15

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



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