## **Dexters**



### Creighton Avenue, N2 £925,000

A three bedroom maisonette of over 1,630 sq ft with its own entrance, stylish interiors and potential planning permission to create a basement conversion, driveway and private garden.

Set on a sought after residential road, the property is within easy reach of Muswell Hill Broadway and East Finchley underground station. Excellent schools and convenient access to the North Circular make this a desirable location for families and professionals alike.

### **Features**

Own Entrance
Open Plan
Herringbone Flooring
Planning Consent
Private Garden
Driveway Parking







### Creighton Avenue, N2

This home is finished to a high standard and includes a spacious open plan reception and kitchen with herringbone flooring, bespoke cabinetry and a feature fireplace. There are three bedrooms, including a principal with generous built-in storage, and a modern bathroom all situated on the ground floor of the property.

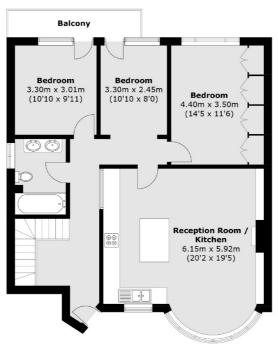
The basement has already been tanked and plumbed for a utility room and planning permission has been granted to convert the basement and garage, creating further living space with direct access to a private garden. CGI images showcase the approved scheme, with scope for an additional bedroom suite, a second reception and an extra bathroom/utility room. The consent also includes provision for two off-street parking spaces at the front, replacing the existing garage. Once complete, the property will offer four bedrooms, two receptions, two bathrooms, parking for two cars and a private garden.



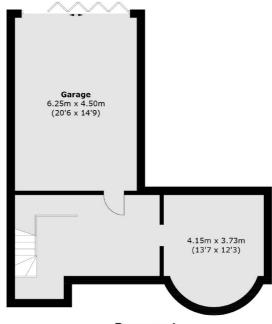




# Creighton Avenue, London, N2



#### **Ground Floor**



### **Basement**

Total area (approx.): 151.7 sq. m (1,632.9 sq. ft)
Balcony: 4.9 sq. m (52.7 sq. ft)
(Including Basement)



Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



35A Highgate High Street

Highgate