



Westbury Avenue, London N22 6SA

welcome to
Westbury Avenue, London

A substantial four bedroom family home offered to the market with no onward chain. The property comprises of a reception room, large kitchen/dining room, four double bedrooms, family bathroom and guest WC. Further benefits include a private rear garden and opportunity to extend STPP.

The location offers excellent access for Wood Green & Turnpike Lane underground stations (Piccadilly Line). Wood Green High Road is a short walk away with a wide array of shops, boutiques and restaurants that Wood Green's High Road has to offer. Within a 10 minute walk to the vibrant Green Lanes with its popular selection of restaurants.

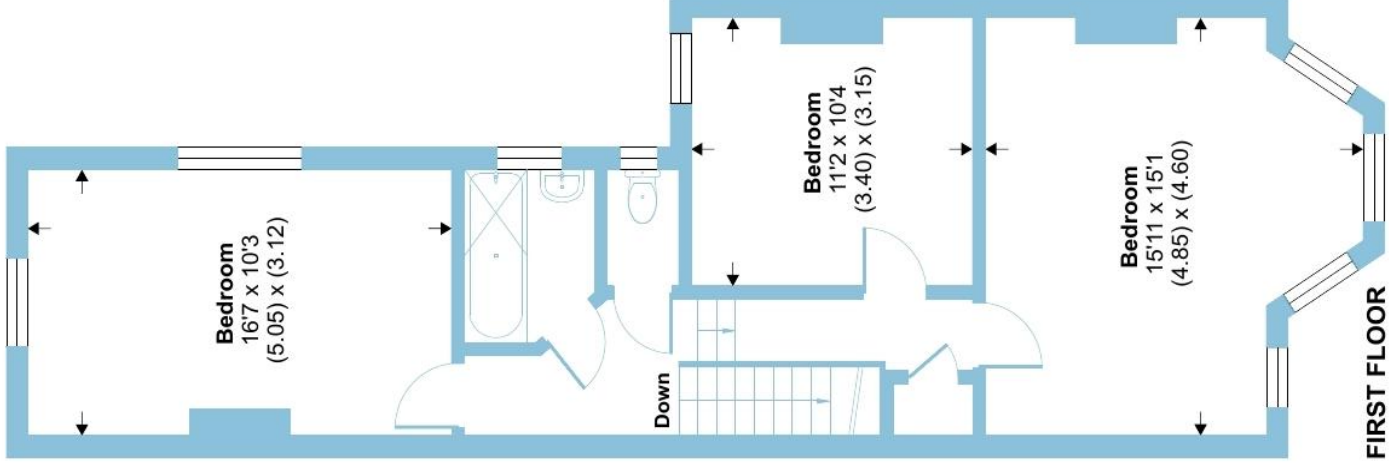
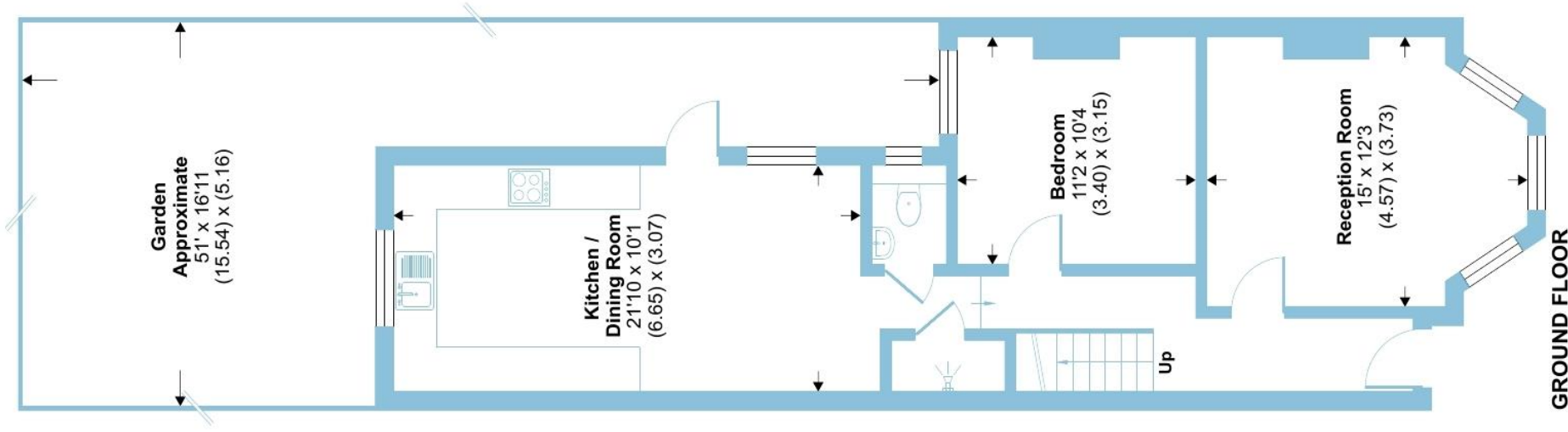
The property would suit families due to the great proximity to Belmont infant and Junior school as well as Lordship Lane Primary School.



Westbury Avenue, London, N22

Approximate Area = 1325 sq ft / 123 sq m

For identification only - Not to scale



Certified
Property
Measurer



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023.
Produced for Barnard Marcus. REF: 1046652

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- Period house
- Four bedrooms
- Bathroom and separate WC
- Garden
- Potential to extend (STPP)

Tenure: Freehold EPC Rating: D

£750,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MUH105398 - 0005

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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