



Ellington Road, London N10 3DD



welcome to
Ellington Road, London

Providing a wonderful opportunity to enhance and update, this very spacious 3-bedroom family home with good-sized garden backing onto the Parkland Walk, is superbly located for access to Muswell Hill Broadway with its superb array of cafes, shops and restaurants.

Situated in a sought-after street, with a high vantage point providing open views towards Central London, the spacious home is well located for access to a ring of outdoor spaces including the Parkland Walk, Alexandra Park, Queens Wood, Highgate Wood and Crouch End Playing Fields. The area is known for sought-after Primary and Secondary schools, and the house is situated less than a mile from Highgate (Northern Line) Underground Station.

Having been in the ownership of one family for over 50 years, the house provides a perfect opportunity for buyers looking for a home where they can update and extend (STPP) to their own taste.



Ellington Road, London, N10

Approximate Area = 1424 sq ft / 132.3 sq m

Limited Use Area(s) = 139 sq ft / 12.9 sq m

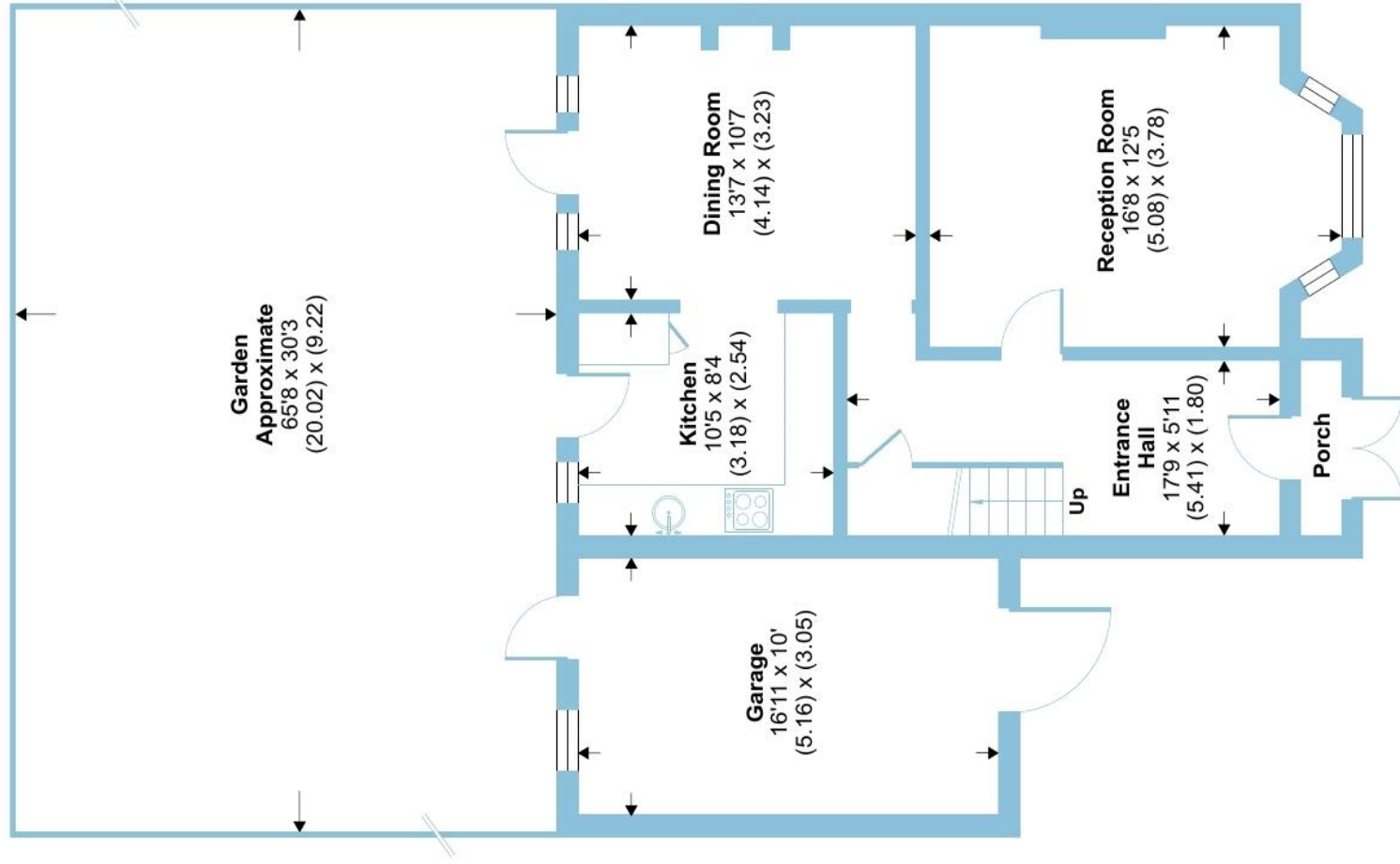
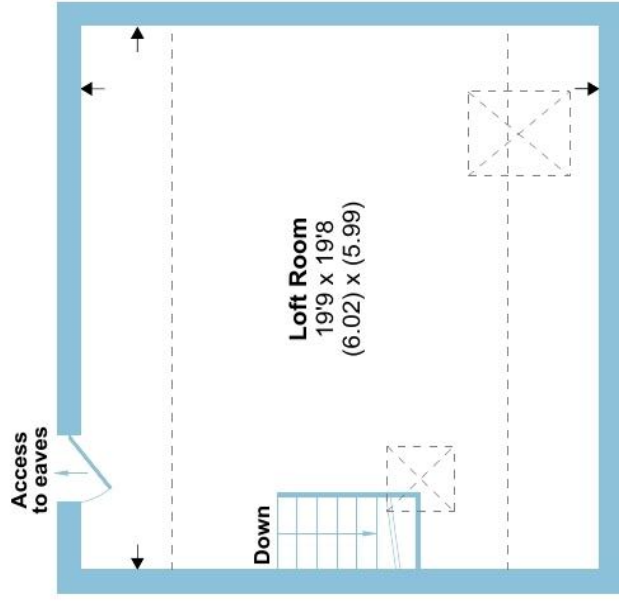
Garage = 170 sq ft / 15.8 sq m

Total = 1733 sq ft / 161 sq m

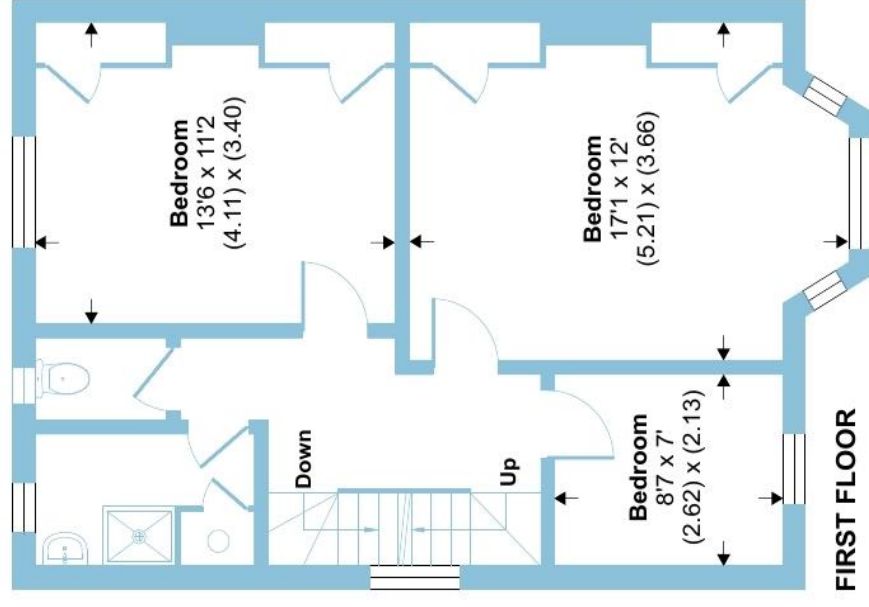
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2024.
Produced for Barnard Marcus. REF: 1162600



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welcome to

Ellington Road, London

- Large Hallway
- 2 Receptions
- Kitchen
- 3 Bedrooms & Loft Room
- Garage & Off-Street Parking
- Good-Sized Garden
- Chain Free

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: F

£1,100,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105409



Property Ref:
MUH105409 - 0003

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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