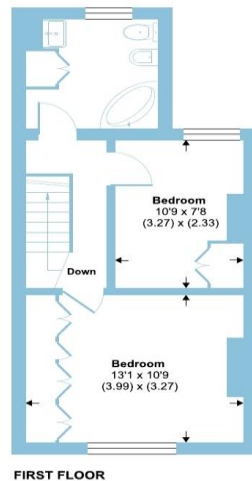
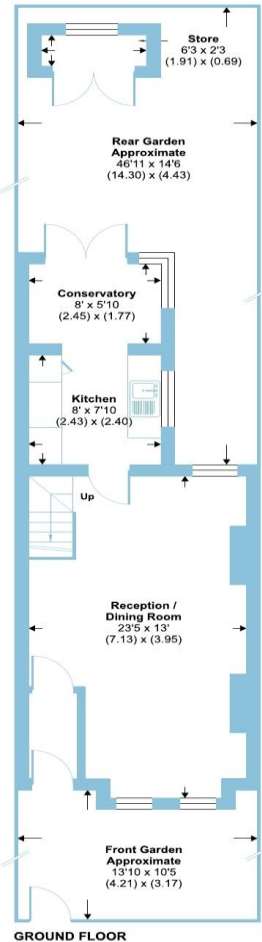




**Brunswick Grove, London N11 1ED**

## Brunswick Grove, London, N11

Approximate Area = 770 sq ft / 71.5 sq m  
 Outbuilding = 14 sq ft / 1.3 sq m  
 Total = 784 sq ft / 72.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1261911

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## welcome to Brunswick Grove, London

- Two Bedrooms
- Conservatory
- Peaceful Location

Tenure: Freehold

EPC Rating: D

- Rear Garden backing onto Public Green Space
- 0.7 miles to New Southgate Mainline & 0.9 Miles to Arnos Grove Tube Stations

# £550,000



A 2-bedroom terraced period home presented in liveable order throughout having been well-maintained by the current owner. New Southgate Mainline 0.7 miles & Arnos Grove 0.9 miles Tube stations are within close-proximity and could be appealing to those needing to commute into London.

This residence comprises of a through lounge diner to a fitted kitchen opening to this home's conservatory. To the rear there a good-sized garden backing onto the areas local green space, which is very popular with local residents. To the first floor you will find two double bedrooms and a family bathroom. Externally this property is approached via a front garden with on street parking.

Steeped in history, New Southgate & Friern Barnet also known as little Barnet is perfect for both families and commuters. For those needing good transport links, Friern Barnet benefits from fast access in and out of central London via the zone four Piccadilly Line tube station at Arnos Grove and Overground at New Southgate. For car users, the A406 (North Circular Road) is nearby.

**view this property online** [barnardmarcus.co.uk/Property/WTS107344](https://barnardmarcus.co.uk/Property/WTS107344)



Property Ref:

WTS107344 - 0002

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