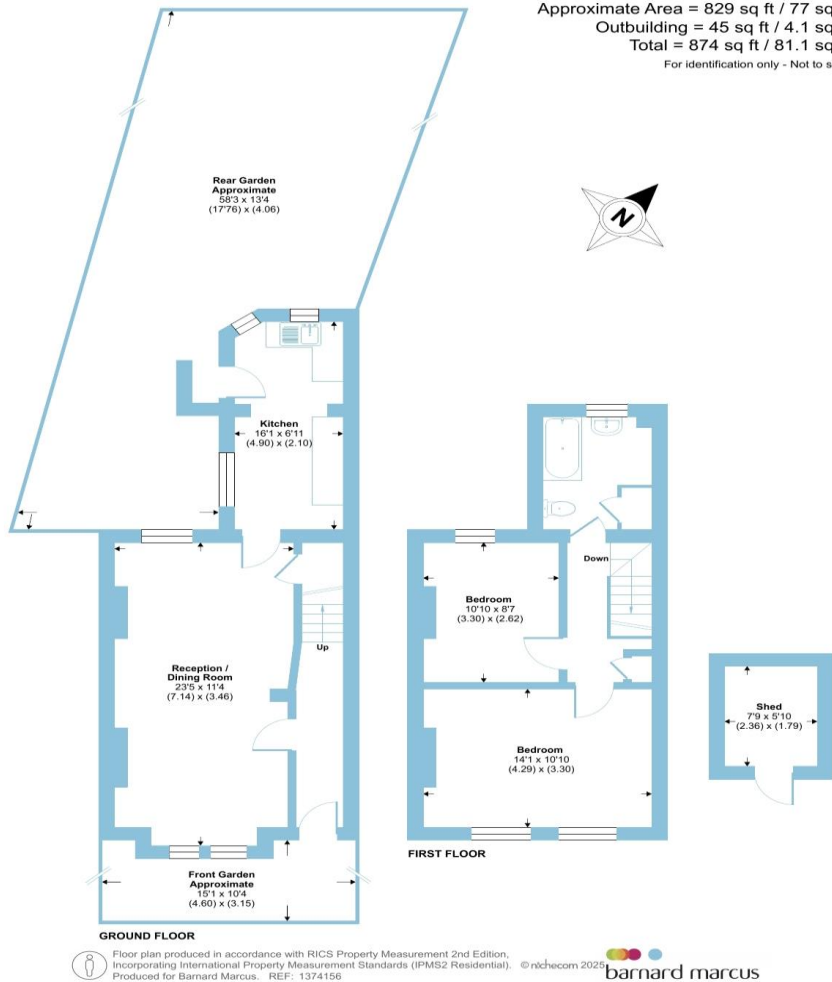




Brunswick Avenue, London N11 1HR

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Approximate Area = 829 sq ft / 77 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 874 sq ft / 81.1 sq m
For identification only - Not to scale



welcome to Brunswick Avenue, London

- Two bedrooms
- Mid Terrace
- Double Reception Room

Tenure: Freehold

EPC Rating: D

- Potential To Extend STPP
- 58 FT length garden from reception room to rear fence

Council Tax Band: D

£500,000



Situated along a tree lined road you will find this two-bedroom home. This residence is located in close proximity to local shops, amenities, schools and transport links

Benefiting from a wealth of features this residence comprises of a double reception room with separate kitchen opening to the rear garden. To the first floor of this property you will find two double bedrooms and a family bathroom. Externally this property has well-maintained gardens to the front & rear with on street parking. New Southgate Mainline 0.7 miles & Arnos Grove 0.8 miles Tube stations are within close proximity and could be appealing to those needing to commute into London. There is potential to extend the property STPP from the Council.

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/WTS107705



Property Ref:

WTS107705 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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