



KENDAL AVENUE, N18 1NE



£799,995 Freehold

- DETACHED HOUSE
- BATHROOM
- DINING ROOM
- DOWNSTAIRS WC & SHOWER
- OFF STREET PARKING
- FIVE BEDROOMS
- 23' LIVING ROOM
- KITCHEN & UTILITY ROOM
- GARDEN
- DEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION

Property Details

Placed in the area of Kendal Avenue N18, London, this impressive detached house presents a remarkable opportunity for both comfortable living and potential redevelopment. Boasting five bedrooms, this residence is perfect for families seeking ample space. The property features two inviting reception rooms, including a generous 23-foot living room that serves as an ideal gathering space for family and friends.

The well-appointed kitchen is complemented by a utility room, ensuring practicality for everyday living. A separate dining room provides an elegant setting for meals, while a convenient downstairs WC and showeradds to the functionality of the home.

Outside, the property benefits from a garden, perfect for enjoying the outdoors, as well as parking facilities and a garage, catering to all your storage needs.

For those with an eye for investment, this property holds potential for redevelopment, subject to planning permission. Proposed drawings, available on request, suggest the possibility of creating four three-bedroom houses or seven flats, comprising four two-bedroom and three one-bedroom units. While planning has not yet been applied for, the scope for transformation is certainly enticing.

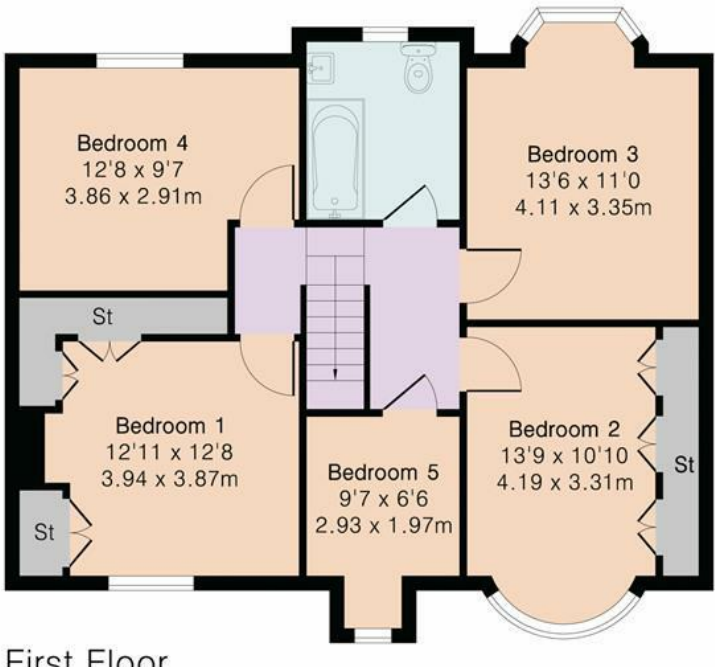
This detached house on Kendal Avenue is not just a home; it is a canvas for your vision, whether you choose to enjoy it as it is or explore its redevelopment potential. With its convenient location and spacious layout, this property is a rare find.



Approximate Gross Internal Area 1492 sq ft - 138 sq m

Ground Floor Area 747 sq ft – 69 sq m

First Floor Area 745 sq ft – 69 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	72
England & Wales	EU Directive 2002/91/EC	

