

**THREE-BEDROOM BAY-FRONTED SEMI-DETACHED PROPERTY WITH FAMILY-SIZE REAR GARDEN AND FULL-WIDTH WORKSHOP/STUDIO (FORMER GARAGE) TO THE REAR ACCESSED VIA A REAR SERVICE ROAD.** The accommodation comprises front garden, covered entrance, a spacious entrance hallway, two formal reception rooms, a semi-open kitchen to the rear reception room, stairs from the hallway lead up to the first floor landing where there are three bedrooms and a bathroom with a separate WC. The property retains many original fine period features and characteristics, and is ideally located for both APS & Rhodes Avenue schools on the Muswell Hill borders, close to excellent transport facilities including that of Alexandra Palace national rail & Bounds Green Tube stations (20/25 Mins City/West End). **\*\* POTENTIAL TO EXTEND TO THE REAR AND/OR LOFT SPACE \*\*** N.B. The property would benefit from some updating and cosmetic redecoration.

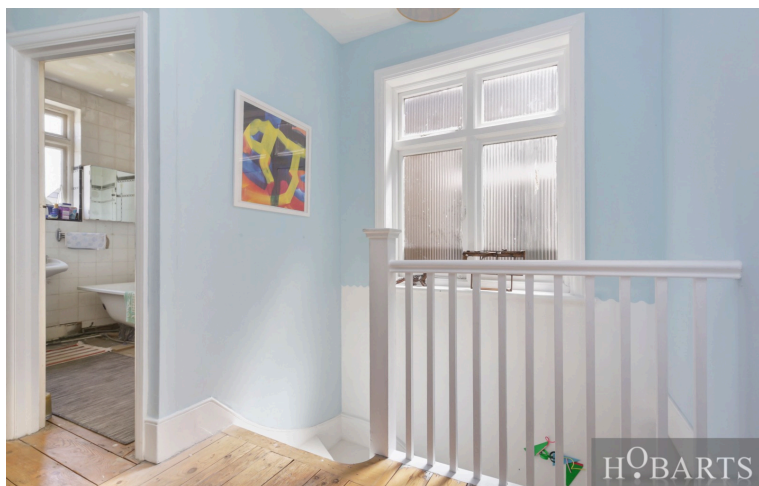
**Winton Avenue, Bounds Green, London, N11 2AT**

**£1,225,000 | Freehold**

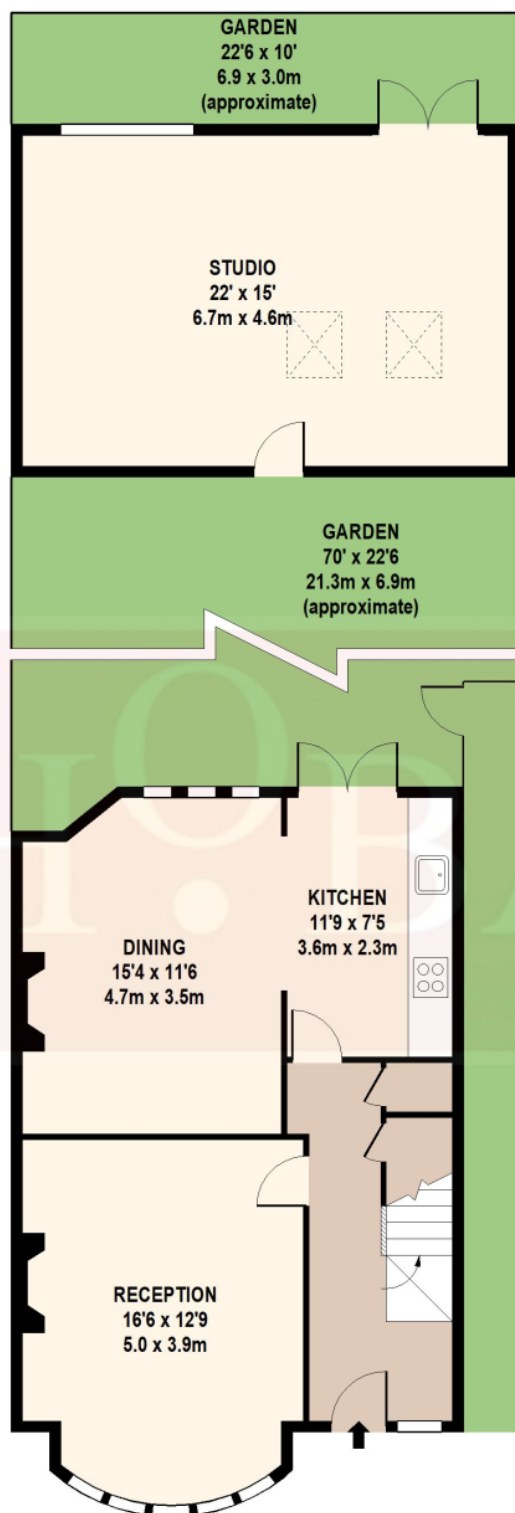
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

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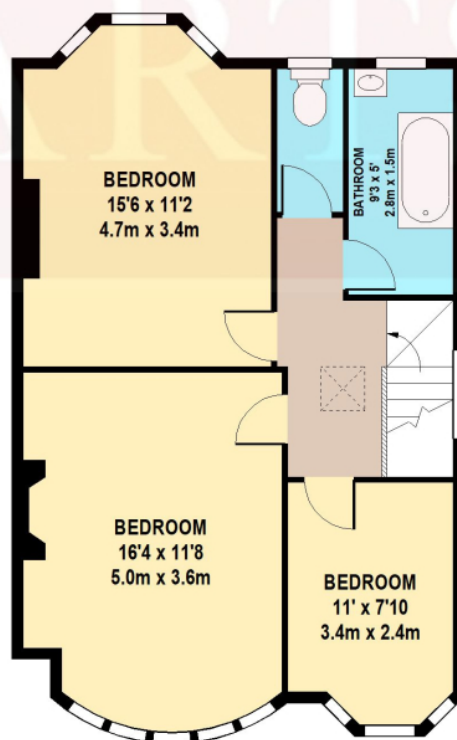




- Close to APS & Rhodes Avenue Schools
- Large Rear Garden
- Bathroom/Separate WC
- Two-Formal Reception Rooms
- 20/25 Mins City/West End
- Close to Alexandra Park & Palace
- Full Width Rear Workshop/Studio
- Three-Bedroom End Terraced
- Close to All Amenities
- Original Period Features
- Muswell Hill Borders
- POTENTIAL TO EXTEND



GROUND FLOOR



FIRST FLOOR

34 WINTON AVENUE  
TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	86
53	
EU Directive 2002/91/EC	
England, Scotland & Wales	

Address: Winton Avenue, N11

**Tenure:**  
Freehold

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.