



**HUNTERS**  
RESIDENTIAL SALES AND LETTINGS

**Brunswick Crescent, London, N11 1EE**

**Asking Price: £575,000**

*Freehold*



## Brunswick Crescent, London, N11 1EE

This well presented two bedroom Victorian house with period features throughout, log burning fireplace to reception room and west facing garden.

Ground floor accommodation comprises entrance hall, bay fronted reception room with log burner, period features and wooden flooring, dining area leading to extended kitchen with utility area, sliding door to west facing garden. Two double bedrooms to first floor with four piece bathroom including roll top bath and additional room to loft being used as office space.

Located close to New Southgate Mainline Station & Arnos Grove underground with highly regarded schools close by including the New St Andrew's secondary school & Brunswick Primary school.

- **IMMACULATE VICTORIAN HOUSE**
- **PERIOD FEATURES**
- **TWO BEDROOMS**
- **RECEPTION ROOM & DINING AREA**
- **KITCHEN**
- **WEST FACING GARDEN**
- **LOFT ROOM**
- **POTENTIAL TO EXTEND STPP**
- **QUIET RESIDENTIAL TURNING**
- **COUNCIL TAX BAND D**



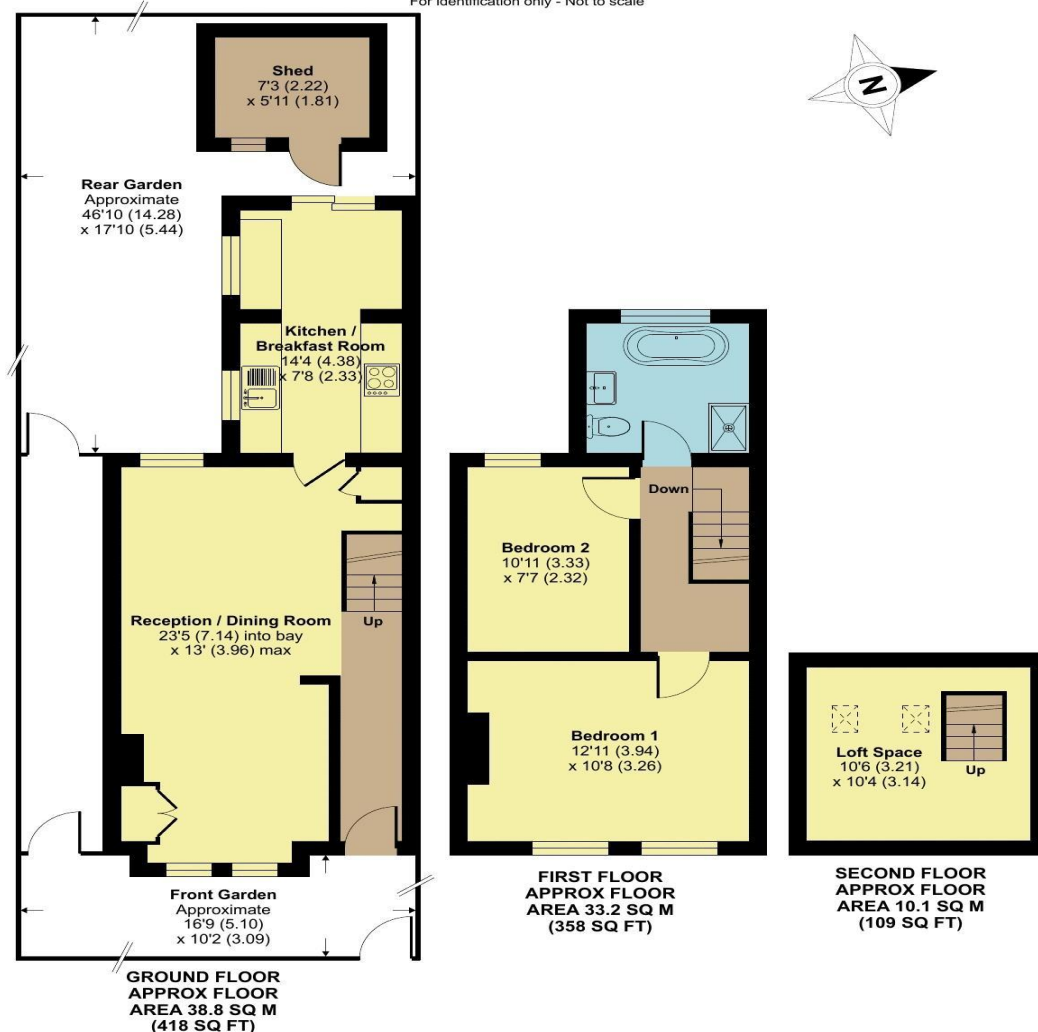
### Brunswick Crescent, London, N11

Approximate Area = 885 sq ft / 82.2 sq m

Garage = 43 sq ft / 3.9 sq m

Total = 928 sq ft / 86.1 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). © nñchecon 2025. Produced for Hunters - Barnet & Whetstone. REF: 1272304















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.