



## Pevensey Ave, N11 2RB

**£675,000 FREEHOLD**

A wonderful opportunity to acquire this well presented 4 bedroom house with a loft conversion, in a quiet road with access to Bounds Green & Arnos Grove tube and Bowes Park railway. The property offers a wealth of space and comprises of a large lounge, second open plan reception to a fitted kitchen which leads out into a 45' garden and Garage. Upstairs there are four bedrooms and a modern fitted bathroom. With double glazing throughout, gas central heating system and off street parking.

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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Pevensey Avenue, Bounds Green, London, N11

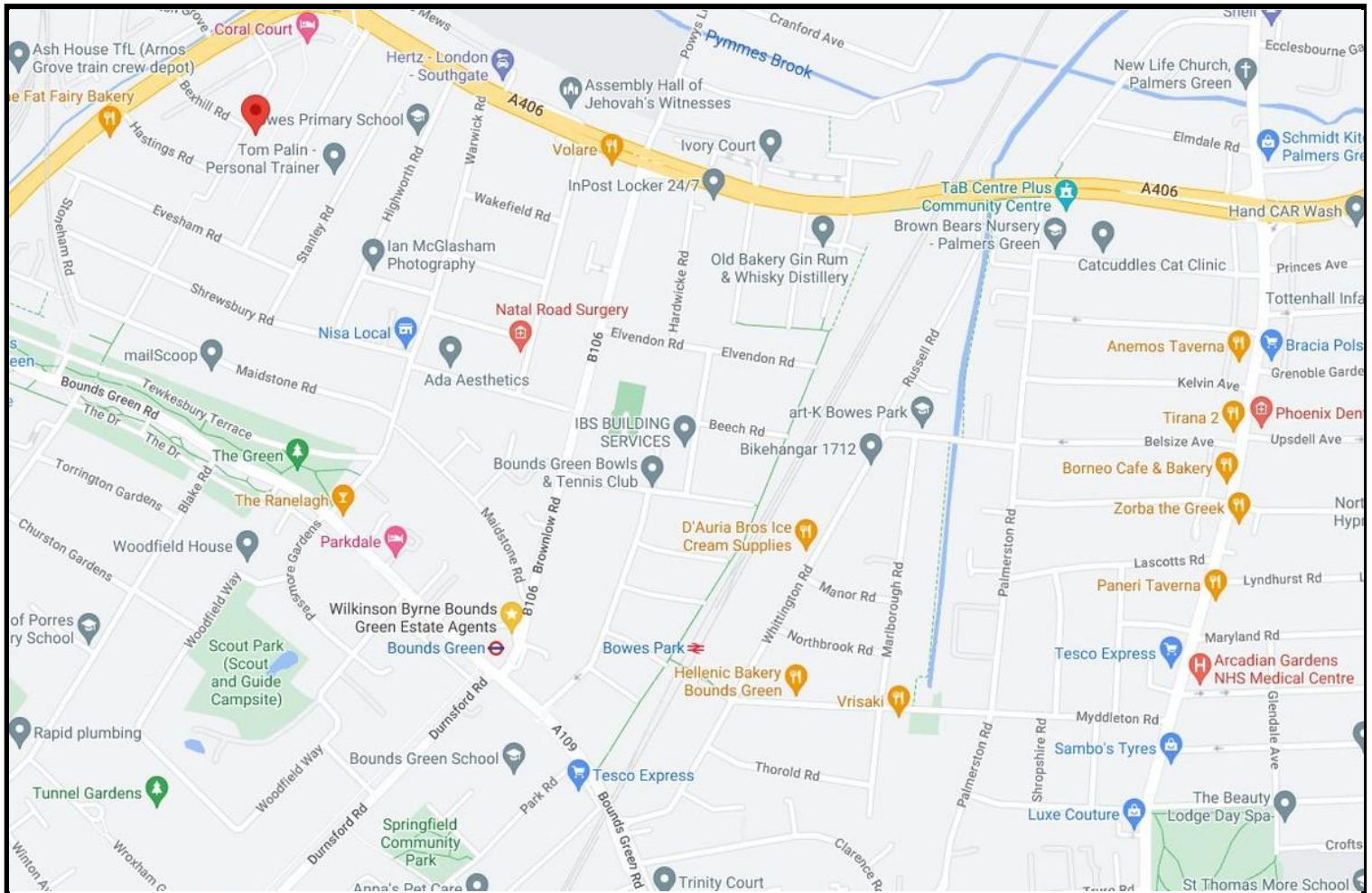
Approximate Area = 1282 sq ft / 119 sq m (includes garage)

Limited Use Area(s) = 60 sq ft / 6 sq m

Total = 1342 sq ft / 125 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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