



76 Myddleton Avenue, London, N4 2FH

A well proportioned, three bedroom house on this convenient location built circa thirty years ago, Large garden and off street parking and a short walk to Manor House Tube station.

Guide Price £895,000
Freehold

- **3 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: TBC**
- **Excellent location**
- **Large Garden**

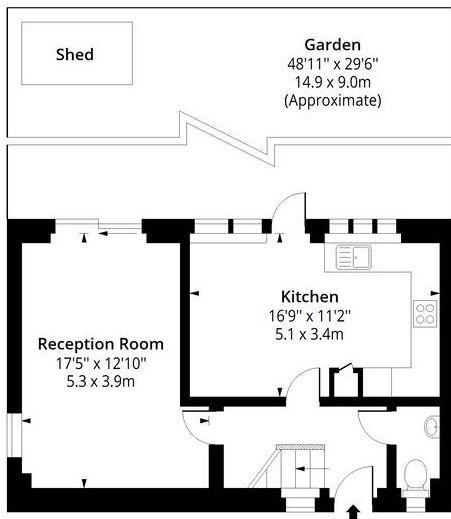
A well proportioned family house located on the corner of a modern square within an estate of property built on the site of Thames Water filter beds. The property offers accommodation just in excess of 1000 square feet with good sized reception room, cloakroom and fitted kitchen/breakfast room on the ground floor. There are three bedrooms and a bathroom above. From both the reception room and kitchen there is access onto a large, square garden and to the front there is an off street parking space. The property is extremely well situated close to the reservoirs and Wetlands sailing centre. Both Clissold Park and Finsbury Park are close by along with excellent transport facilities at both Manor House underground and Finsbury Park for mainland rail, underground and bus terminus.



Julian Reid
51 Stoke Newington Church Street London N16 0AR
jreid@julianreid.co.uk Fax: 020 7923 8651
+44 (0) 20 7923 8650

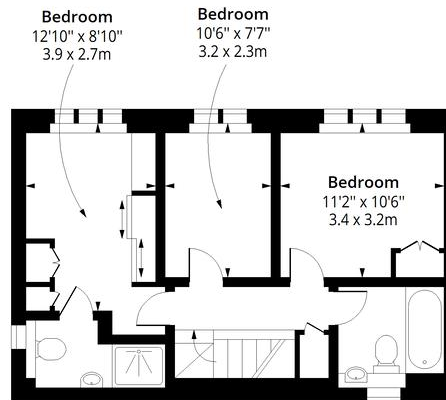
Myddleton Avenue, N4

Approx. Gross Internal Area 1014 Sq Ft - 94.20 Sq M



Ground Floor

Floor Area 499 Sq Ft - 46.36 Sq M



First Floor

Floor Area 515 Sq Ft - 47.84 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 11/3/2025

Important notice: Julian Reid, their clients and any joint agents give notice that: 1: They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

J352 Ravensworth 01670 713330

