



# Avenue Road, N14

Guide Price £650,000

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- Two Bedroom, Two Bath, Terrace Property
- Off Street Parking
- Garden Extends to Over 100ft
- Well Presented Throughout
- Loft Room Currently used as a Home Office
- Walking Distance to Southgate Station (Piccadilly Line)
- Walking Distance to Southgate High Street
- In Catchment for Sought After Schools



For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



**\*\*Guide Price: £650,000 - £675,000\*\***

Havilands are delighted to present this attractive TWO BEDROOM, TWO BATH, TERRACE PROPERTY on Avenue Road, N14. Well presented throughout the property boasts off street parking and 1182 sq ft of living space across three floors. Ground floor is comprised of 24ft reception room, spacious kitchen/diner and modern shower room. Up on the first floor there are two double bedrooms and a family bathroom. Plus a loft room currently being used as a home office on the second floor. Outside the garden extends to over 100ft.

Ideally located for excellent transport links with Southgate Station (Piccadilly Line) just 0.8 miles away and Oakleigh Park National Rail (Moorgate approx. 30 mins) a short drive away. Southgate High Street with its abundance of restaurants and shops are also within walking distance.

The property is in catchment to several sought after schools including West Grove, Osidge Primary and Wolfsen Hillel Primary (OUTSTANDING). Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax: Band: E (£2644.91 25/26)

EPC: Current 72(C); Potential 88(B)

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## Avenue Road, N14

Approximate Gross Internal Area = 1182 sq ft / 109.8 sq m

Restricted Height = 44 sq ft / 4.1 sq m

Shed = 157 sq ft / 14.6 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**

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come by and meet the team

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