



Belsize Avenue, N13

£425,000

Havilands

the advantage of experience





- Beautifully Presented, Larger Than Average, One Bedroom, Ground Floor Period Conversion
- Direct Access to Private Garden
- Period Features Meets Modern Decor
- Close to Independent Shops, Cafes and Amenities, on Myddleton Road and Green Lanes
- Within Easy Reach of Bowes Park National Rail (Moorgate approx. 20 mins) and Bounds Green Underground (Piccadilly Line)
- Close to Sought After Schools
- Long Lease





Havilands are delighted to offer For Sale this beautifully presented, larger than average, ONE BEDROOM PERIOD CONVERSION on sought after Belsize Avenue, N13. The property is located on the GROUND FLOOR and offers 770sqft of living space and a private garden extending to 43ft. Bright and airy throughout and brimming with period charm meets modern decor the property is comprised of Reception Room, Kitchen/Diner, Double Bedroom with further access to garden and Family Bathroom. The property also benefits from a private rear garden extending to 43 ft. Situated in the highly sought after area of Bowes Park/Bounds Green the property is within easy reach of an abundance of independent shops, cafes and amenities, on Myddleton Road and Green Lanes. Ideally located for transport links with Bowes Park National Rail (Moorgate approx. 20 mins) and Bounds Green Underground (Piccadilly Line) as well as several bus routes all close by. And within easy reach of several sought after schools including St Michael at Bowes CofE Junior School and St Thomas More Catholic School (OUTSTANDING). Viewing highly recommended.

Tenure: Leasehold (983 Years Remaining)  
 Service Charge: £0  
 Ground Rent: £0  
 EPC: Currently 70C Potentially 75C  
 Local Authority: Enfield  
 Council Tax Band (2025-26 £1,923.57)

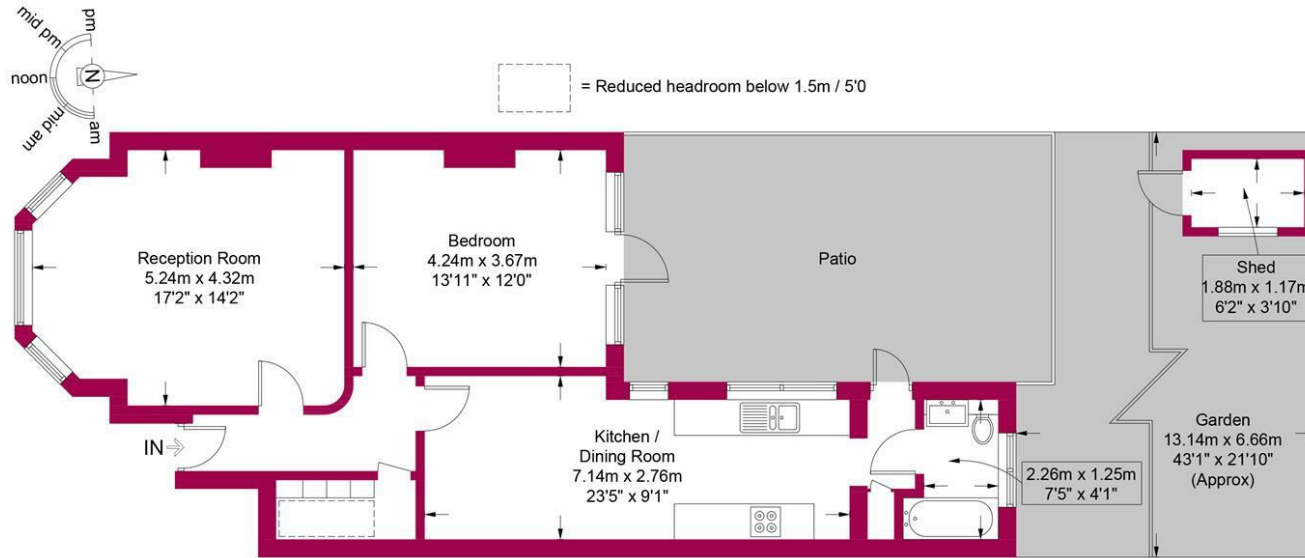
For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

## Belsize Avenue, N13

Approximate Gross Internal Area = 770 sq ft / 71.5 sq m

Restricted Height = 12 sq ft / 1.1 sq m

Shed = 24 sq ft / 2.2 sq m



Ground Floor

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(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.



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come by and meet the team

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