



## Kelvin Avenue London N13 4TG

- Period Property
- Bay Windows
- Great Transport Links
- Newly Fitted Bathroom
- Private Garden
- Well Presented Throughout
- Refurbished outhouse
- Ground Floor
- Close To Local Amenities
- Two Bedrooms

Asking price £475,000

# Kelvin Avenue

London N13 4TG



Two-Bedroom Ground Floor Conversion in Period Property

Jake Charles Property are pleased to present this charming two double bedroom conversion, set on the ground floor of an attractive period terraced house.

The property features a spacious master bedroom alongside a well-proportioned second double bedroom. This includes a newly fitted tiled bathroom and a generous living area that flows seamlessly into the kitchen and dining space, creating a comfortable and practical layout. From the living area, there is direct access to a private rear garden.

A standout feature is the refurbished outhouse at the rear of the garden, complete with electricity and internet access - ideal for use as a home office, studio, or additional storage.

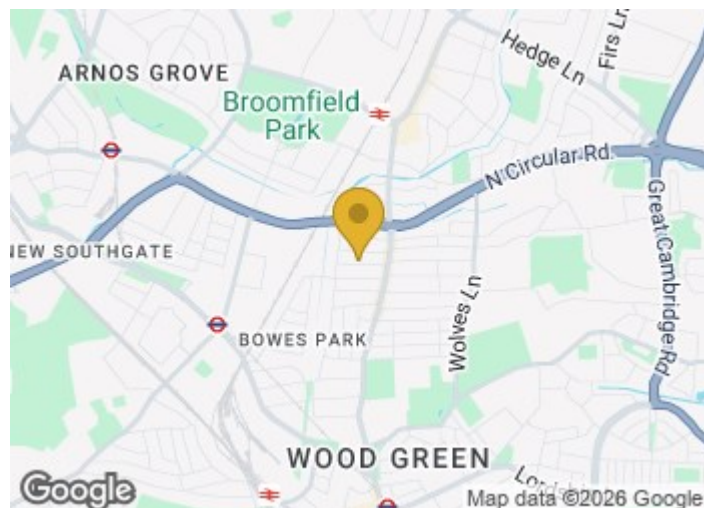
The location is highly convenient, within a short walk of Green Lanes and Myddleton Road, offering a wide range of shops, cafés, and amenities. Excellent transport links are nearby, including Bowes Park British Rail station (approximately 8 minutes' walk, with direct services into Moorgate), as well as Wood Green and Bounds Green Underground stations (around 12 minutes' walk, Piccadilly Line).

Additional Information:

Council Tax Band: D

Ground Rent: £200 per annum

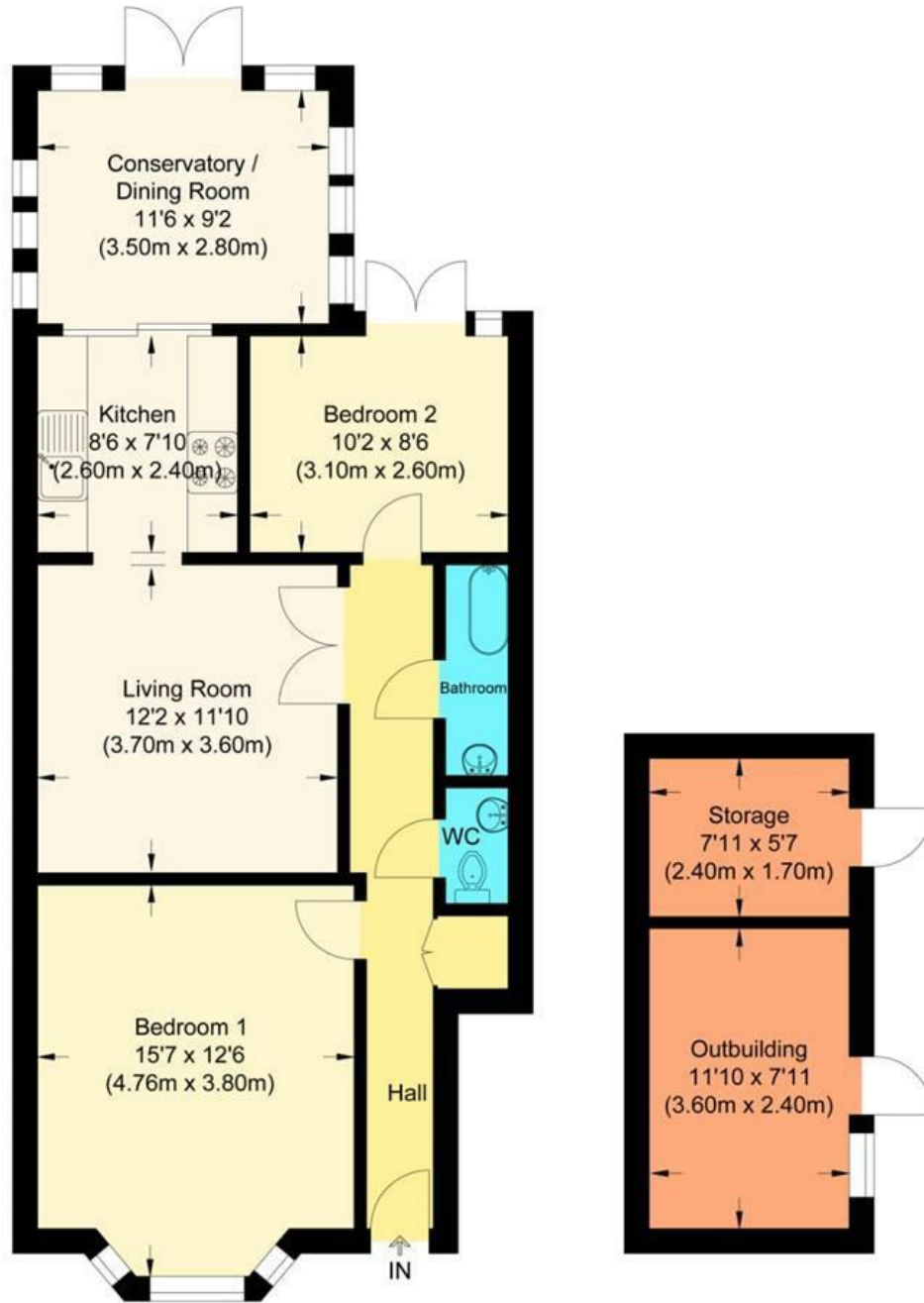
Lease: Approximately 91 years remaining



Location



# Floor Plan



## Kelvin Avenue

Approximate Gross Internal Floor Area : 69.60 sq m / 749.16 sq ft (Excludes Outbuilding)

Outbuilding Area : 13.60 sq m / 146.38 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			