

## FOR SALE –DOUBLE FRONTED 3 BEDROOM END OF TERRACE HOUSE



### **66 ADDISON AVENUE, SOUTHGATE, LONDON N14 4AH**

*A 3-bedroom, double fronted end of terrace house situated within easy reach of local schools and shops, and with Oakwood underground station (Piccadilly Line) being within half a mile of the property.*

*The property is in need of refurbishment throughout and benefits include a driveway providing off street parking for 2-3 cars and a rear garden of approximately 100ft with a southerly aspect*

***Viewings – strictly by appointment only***

#### **FEATURES AND ACCOMMODATION**

THREE BEDROOMS ● SHOWER ROOM ● TWO RECEPTIONS  
KITCHEN ● CONSERVATORY ● REAR GARDEN with a Southerly aspect  
DRIVE WAY TO FRONT providing off-street parking

**£590,000 FREEHOLD**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

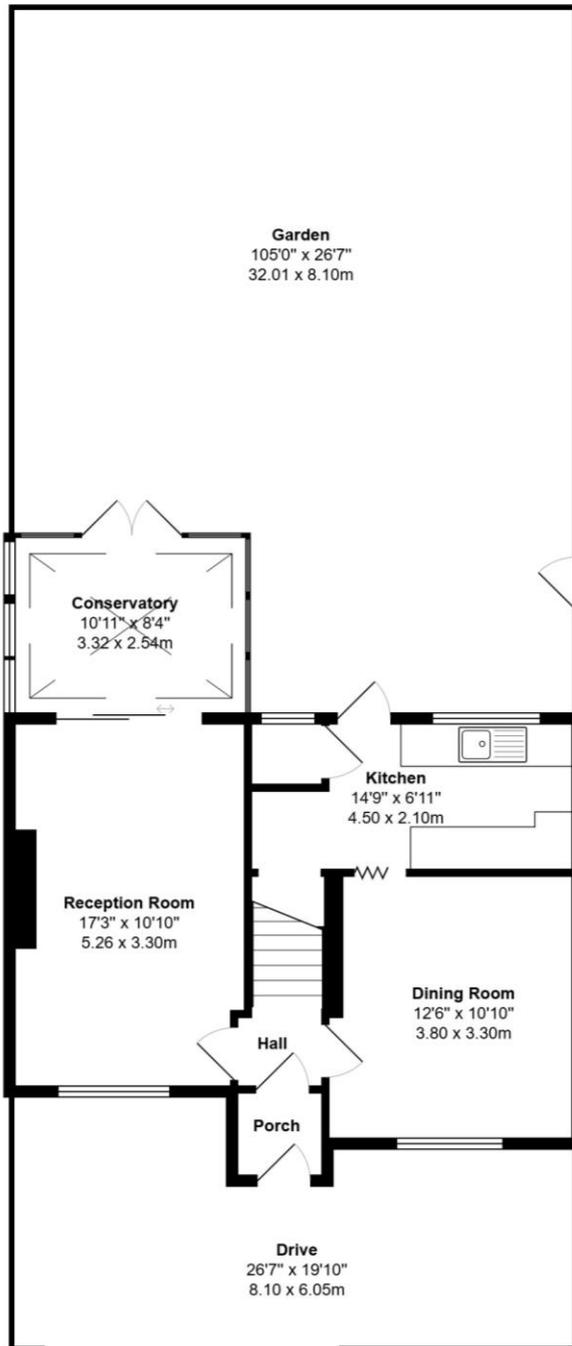
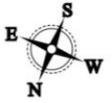
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

# MAUNDER TAYLOR

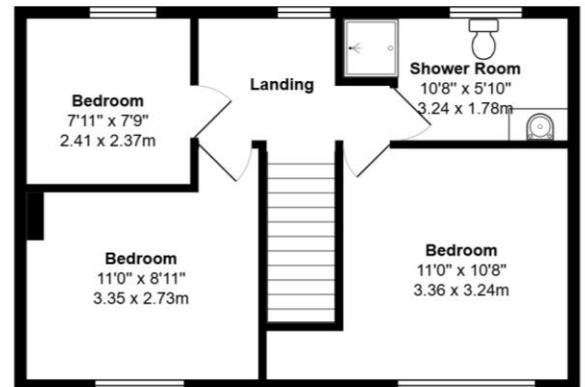
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**Ground Floor**  
Area: 599 ft<sup>2</sup> ... 55.6 m<sup>2</sup>



**First Floor**  
Area: 443 ft<sup>2</sup> ... 41.2 m<sup>2</sup>

## Addison Avenue N14

Total Area: 1042 ft<sup>2</sup> ... 96.8 m<sup>2</sup>

All measurements are approximate and for display purposes only



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**EPC Ratings:** Current: D:57 Potential: B:87



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