
Castles
LONDON
ASKING PRICE
£575,000 Freehold
Empire Avenue
N18
Castles

PROPERTY SUMMARY

Highly desirable three-bedroom family home, enviably positioned on a sought-after residential turning just off Pasteur Gardens. Offering an excellent balance of space, character and versatility, the property provides generous accommodation ideally suited to modern family living.

Upon entering, the spacious entrance hall leads to the principal living areas. The ground floor features two generous reception rooms and a dedicated dining area, providing an excellent layout for both family living and entertaining.

The kitchen is positioned towards the rear, creating a natural connection with the outdoor space. To the rear, the property enjoys an enviable outlook with uninterrupted views over Tottenhall Recreation Ground, providing a wonderful sense of openness and a pleasant green backdrop.

Further benefits include off-street parking and a rear garage, offering valuable additional convenience and storage. The property also offers excellent potential for future enhancement, subject to the necessary planning permissions and consents.

Situated within the desirable N18 area, the property is conveniently located for a range of local amenities, independent shops, cafés and everyday conveniences, with excellent transport connections towards Central London and surrounding areas.

Families will particularly appreciate the property's proximity to the highly regarded Oakthorpe Primary School, whilst nearby parks and green open spaces provide excellent opportunities for leisure and recreation.

A superb family residence combining generous accommodation, excellent parking, a rear garage and an enviable open outlook in a desirable North London location.

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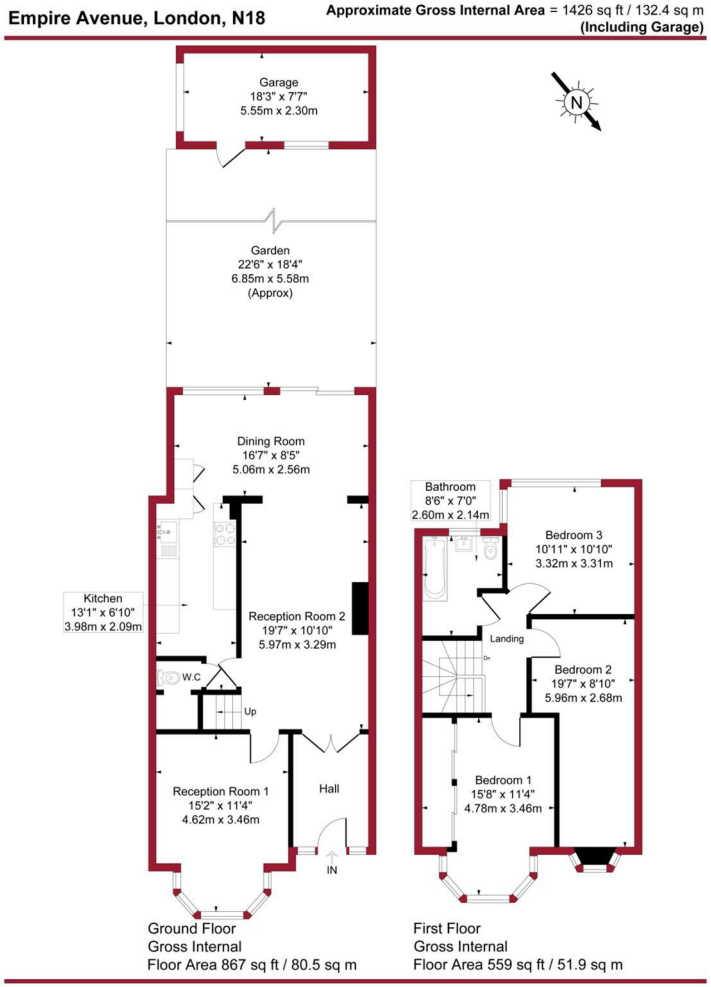








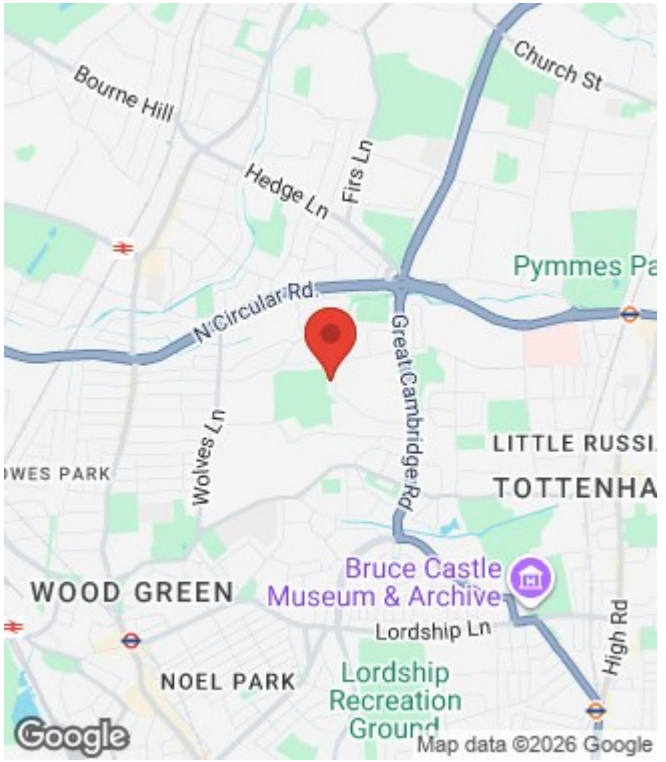




Transport:
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:
Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby.



House

Freehold

Council: Enfield

Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Castles
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