



Cellar
5'8" x 22'8"

Reception Room
17'5" x 12'5"

Reception Room
16'8" x 18'11"

Kitchen / Diner
11'6" x 19'2"

WC / Utility

Garden
25'2" x 40'3"

Bedroom
7'2" x 8'9"

Bedroom
14'7" x 12'5"

Bedroom
16'9" x 13'3"

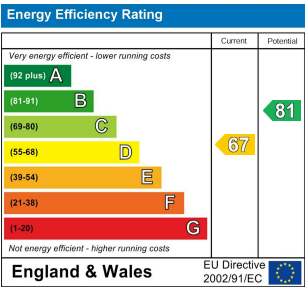
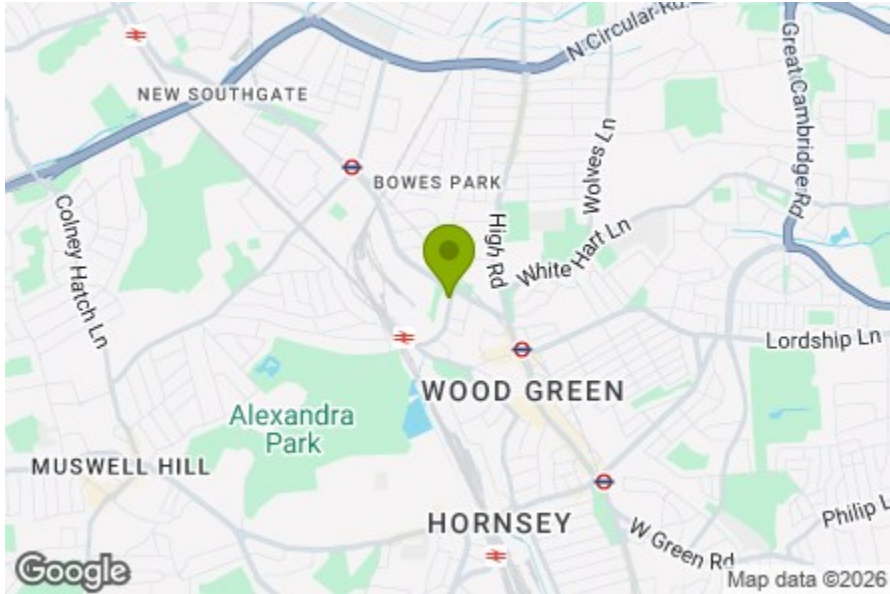
Bathroom
6'10" x 9'0"

Bedroom
11'7" x 9'10"

Bedroom
15'2" x 20'3"

Shower Room
5'6" x 5'9"

Garden
25'2" x 40'3"



PARK AVENUE, HARINGEY

£1,300,000 Freehold
4 Bed House - Terraced

Features:

- Four / Five Bedroom House
- Arranged Over Three Floors
- Beautifully Presented
- Two Bathrooms / WC on the Ground Floor
- Private Garden
- Moments Away from Alexandra Palace Station

A sleekly refined five bedroom red brick Victorian terrace, elegantly appointed over three storeys. With a large, south-east facing garden, cellar and a pick of wide open natural spaces and transport connections, this is a fine find.

Alexandra Palace train station is a three minute walk from your new front door, for direct and speedy runs to Kings Cross and Old Street. Or a six minute walk east will bring you to Wood Green for a whole host of shops, bus routes and instant access to the Piccadilly line.



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IF YOU LIVED HERE...

You'll be admiring that striking red brick frontage before stepping inside your pristine white hallway and turning right. Your 220 square foot lounge is a fine introduction, with bistro shutters over the bay window and leafy street views beyond. Cosy carpet sits underfoot and glorious vintage flourishes include a picture rail, ceiling rose and an onyx period fireplace. Next door and your 300 square foot second reception's as delectably styled as its predecessor and filled with south-east-facing natural light.

Slide open the bi-folding doors to step out into your forty foot garden. Here a two-tiered timber deck is home to a choice of al fresco seating areas. Descend down to the low-maintenance Trulawn and expertly curated raised beds, taking in the Wisteria climbing the rear fence – its fragrant purple blooms set to mark the start of summer. Head back inside now, this time via your 225 square foot kitchen/diner. It's an impeccable dual aspect space with a mosaic tiled backsplash, chef's oven, and handy WC tucked away to the side.

Back out in the hallway is access to the 130 square foot cellar, suitable for turning to all manner of uses. Next, pad up the carpeted stairwell for the first floor. Up here you'll find four immaculate bedrooms, three of them doubles of 225, 180 and 105 square feet, the fourth a generous single ideal for a child. The family bathroom comes with a curved tub, aquamarine flourishes and vintage fixtures and fittings. Lastly,

head up to the second floor for your brilliant 305 square foot penthouse with twin skylights, rooftop views and a sleek en suite teal rainfall shower room.

Outside and Nightingale Gardens and Wood Green Common are both within a two minute walk, while the sprawling greenery of Alexandra Park is just five minutes' stroll away. Perfect for some of the best views over London. You're surrounded by superb places to eat and drink with some great cafes and restaurants nearby for breakfast, lunch and dinner. If you really want to blow away the cobwebs then explore Muswell Hill before joining the Parklands Walk for treks as far and wide as your legs will carry you. From Highgate Woods to Finsbury Park (not forgetting to salute the Spriggin near Crouch Hill), this ramble past former railway tracks is a perfect way to spend a Sunday afternoon. Finally, your new community is close knit and friendly, with a fun WhatsApp group and regular street party.

WHAT ELSE?

- Parents are well-catered for here with twenty one primary/secondaries rated 'Good' or better by Ofsted in a one mile radius of your new abode. Six of these have 'Outstanding' status, including Trinity Primary Academy, seven minutes' walk away.
- Film buffs will love having the Vue cinema eight minutes away on foot. With six state of the art screens, spoil yourself with a VIP seat so you can really stretch out.
- Meanwhile foodies can lose themselves in the award-winning Ally Pally Farmer's Market



A WORD FROM THE OWNER...

"We have lived here for 10 years and loved our time here .The house feels really spacious with high ceilings and lots of light.The garden is a real sun-trap with a green outlook onto the nature reserve over the old railway.And in winter the house feels cosy with fireplaces in both rooms. Its lovely to come home across the green from Ally Pally station and its a 9 minute walk to the Piccadilly line at Wood green which we took into town or all the way to Heathrow for holidays. The local cafes and pubs are great and walking through Ally Pally which is right on our doorstep feels like a privilege."

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