



Castles

ASKING PRICE

£700,000 Freehold  
Caversham Avenue

N13

Castles

## PROPERTY SUMMARY

An outstanding opportunity to acquire this substantial 1,383 sq ft family residence, enviably positioned on one of Palmers Green's most sought-after and peaceful residential turnings. Offering elegant, light-filled and generously proportioned accommodation throughout, the property further benefits from a private driveway, excellent potential for future extension (subject to the usual planning consents), and is being offered to the market chain free.

The ground floor comprises a welcoming entrance hall, guest W.C., and two superbly proportioned reception rooms to the front and rear, both enjoying direct access to the rear garden. A further formal dining room provides an excellent setting for entertaining, complemented by a well-appointed fitted kitchen offering both functionality and scope for contemporary enhancement.

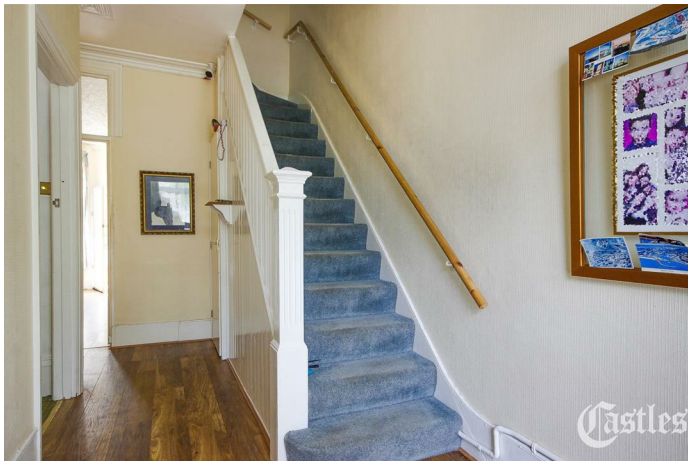
To the first floor are three impressive bedrooms, two of which benefit from fitted wardrobes, together with a stylish, well-appointed family bathroom finished to a modern standard.

Perfectly positioned within the highly regarded N13 postcode, the property is within easy reach of the vibrant Green Lanes, renowned for its diverse selection of independent cafés, restaurants, artisan bakeries and boutique retailers, offering a strong sense of local character and convenience.

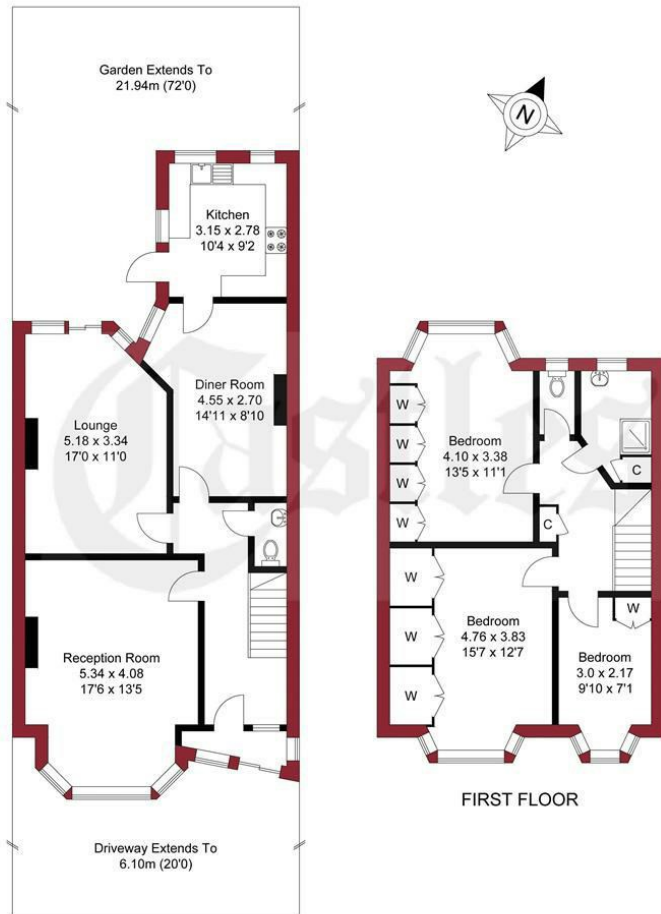
Excellent transport connections are close by, with Palmers Green mainline station providing direct services into Moorgate and the City, while Southgate Underground Station (Piccadilly Line) and multiple local bus routes are easily accessible, ensuring seamless connectivity across London.

The property is also ideally situated for an excellent selection of local amenities and well-regarded schools, together with the nearby open green spaces of Broomfield Park and Grovelands Park, both offering extensive leisure, recreational and outdoor facilities in a highly desirable setting.





APPROXIMATE GROSS INTERNAL AREA  
128.57 sqm / 1383.91 sqft



GROUND FLOOR

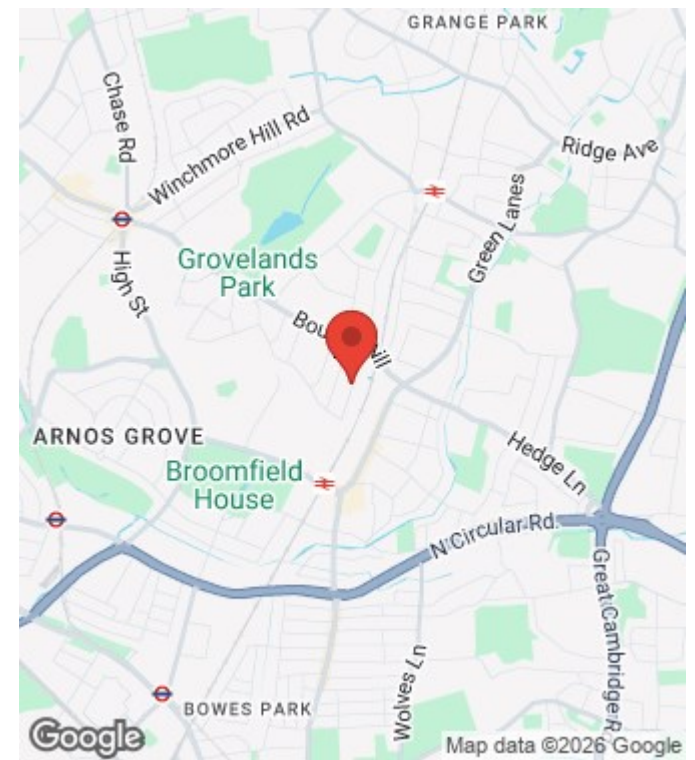
FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

**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 - Terraced  
Freehold  
**Council:** Enfield  
**Council Tax Band:** F  
**Lease Remaining:** n/a  
**Service Charge:** n/a  
**Ground Rent:** n/a

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



**OFFICE ADDRESS**

78 Green Lanes  
Palmers Green  
London  
N13 6BE

**OFFICE DETAILS**

020 8888 6081  
[www.castles.london](http://www.castles.london)

