

Castles



ASKING PRICE

£595,000

Pasteur Gardens

London, N18 1AL

Castles

## PROPERTY SUMMARY

Situated within the desirable surroundings of Pasteur Gardens, N18, this well-proportioned three-bedroom residence presents an excellent opportunity to acquire a refined family home offering generous space, versatility and superb convenience. Extending to approximately 1,150 sq. ft., the property combines comfortable living with a practical layout ideally suited to modern family life.

The home offers an impressive arrangement of reception space, creating flexible areas for both everyday living and entertaining. The layout has been thoughtfully designed to maximise natural light and flow throughout, complemented by three well-sized bedrooms and a modern family bathroom. The property further benefits from a bright and airy feel throughout, enhancing the overall sense of space and comfort.

Pasteur Gardens is a well-established residential location, popular with families and professionals alike due to its strong sense of community and excellent local amenities. Residents benefit from convenient access to the shopping, dining and leisure facilities of both Palmers Green and Wood Green, with a wide range of cafés, restaurants and independent shops close by.

The property is well connected for transport, with Palmers Green railway station offering direct services into Central London and the City. Wood Green Underground Station on the Piccadilly Line is also within easy reach, providing fast links to King's Cross, the West End and Heathrow Airport, making the location ideal for commuters.

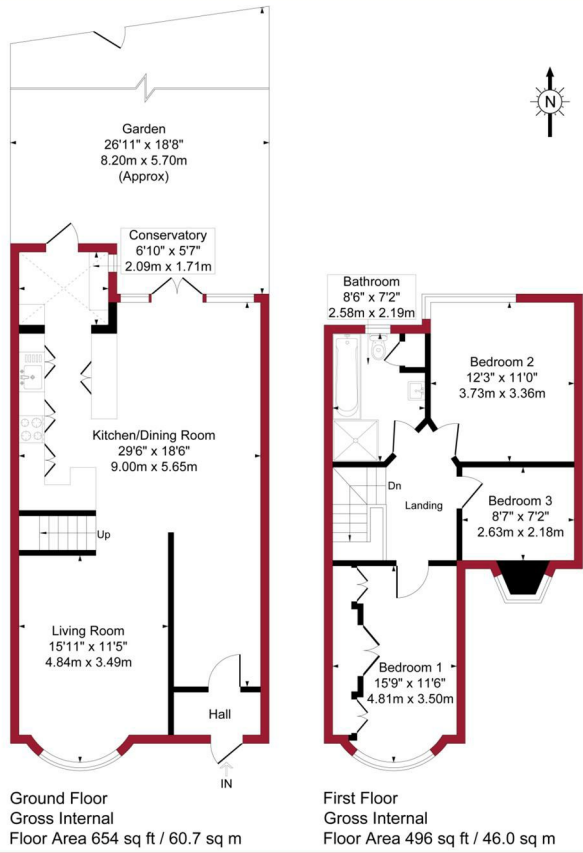
Families are well served by a selection of highly regarded local schools, as well as nearby green spaces including Tottenham Recreation Ground and Pymmes Park, both offering open greenery, walking routes and recreational facilities. These amenities provide an excellent balance between urban living and outdoor lifestyle.

Overall, this is a fantastic opportunity to acquire a spacious and well-located home in a sought-after North London setting, offering strong long-term appeal.

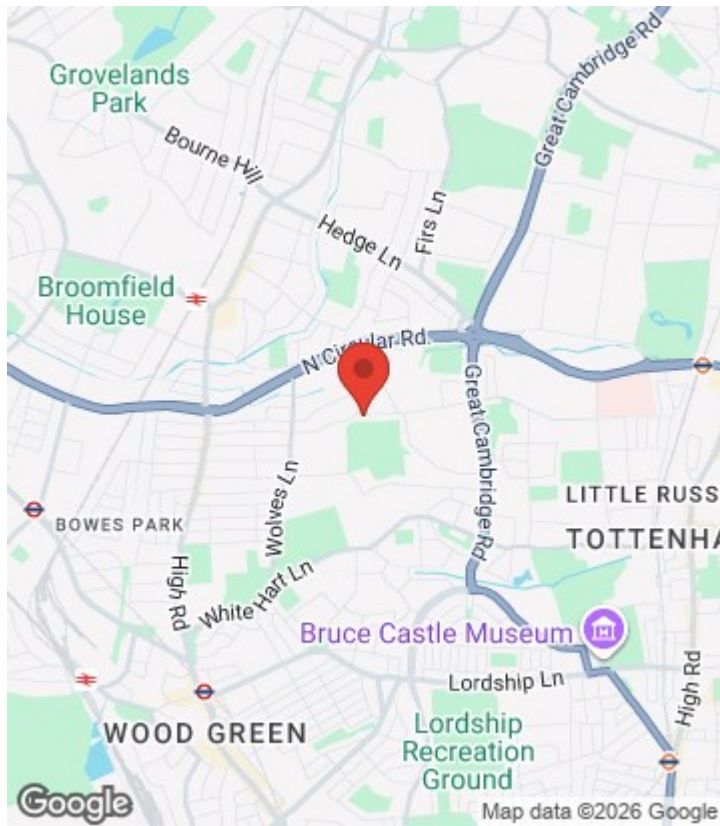




Pasteur Gardens, London, N18 Approximate Gross Internal Area = 1150 sq ft / 106.7 sq m



For a guide to the area please scan this code for more information



House  
 Freehold  
**Council:** Enfield  
**Council Tax Band:** D

**PINK PLAN**  
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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



<p><b>OFFICE ADDRESS</b>                  78 Green Lanes                  Palmers Green                  London                  N13 6BE</p>	<p><b>OFFICE DETAILS</b>                  020 8888 6081  <a href="http://www.castles.london">www.castles.london</a></p>	<p><b>Energy Efficiency Rating</b></p> <table border="1"> <thead> <tr> <th>Very energy efficient - lower running costs</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Very energy efficient - lower running costs</td> <td></td> <td></td> </tr> <tr> <td>102-91(A)</td> <td></td> <td></td> </tr> <tr> <td>91-81(B)</td> <td></td> <td></td> </tr> <tr> <td>80-65(C)</td> <td></td> <td></td> </tr> <tr> <td>55-48(D)</td> <td>68</td> <td>78</td> </tr> <tr> <td>39-34(E)</td> <td></td> <td></td> </tr> <tr> <td>21-20(F)</td> <td></td> <td></td> </tr> <tr> <td>1-10(G)</td> <td></td> <td></td> </tr> <tr> <td>Not energy efficient - higher running costs</td> <td></td> <td></td> </tr> </tbody> </table> <p>England &amp; Wales EU Directive 2002/91/EC</p>	Very energy efficient - lower running costs	Current	Potential	Very energy efficient - lower running costs			102-91(A)			91-81(B)			80-65(C)			55-48(D)	68	78	39-34(E)			21-20(F)			1-10(G)			Not energy efficient - higher running costs		
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