



## Balmoral Avenue, N11

**£2,600** Per calendar month

This bright and generously proportioned home offers four well-sized bedrooms on the first floor, including a principal bedroom with en-suite facilities, alongside a family bathroom. The ground floor features a fully fitted kitchen, a separate WC, a spacious lounge/reception area, and a large full-width dining room opening onto a well-maintained private paved garden. Additional benefits include off-street parking, a garage, and a quiet private road setting.

The property is well positioned for convenient transport links, making it ideal for commuters and families alike. It is located next to the popular Princess Park Manor, which offers a Nuffield Health gym within its grounds. The surrounding area provides a peaceful residential environment while remaining close to local amenities and connections.

### Features

Four Bedrooms  
Two Bathrooms  
Driveway  
Conservatory  
Garden  
Part Furnished

# Balmoral Avenue, London, N11



Total area (approx.): 129.0 sq. m (1388.5 sq. ft)  
 (Not Including Garage)  
 Garage area (approx.): 7.0 sq. m (75.3 sq. ft)

# Dexters

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 126 Ballards Lane  
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Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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