



# Castles

GUIDE PRICE

£500,000 - £525,000 Freehold

Morley Avenue

N22

## PROPERTY SUMMARY

Guide Price £500,000-£525,000

Situated on the highly desirable Morley Avenue in London, this residence offers a superb blend of contemporary comfort and refined family living.

The property features four generously sized bedrooms, providing versatile accommodation ideal for families, professionals, or those seeking additional space for home working or guests. A beautifully proportioned reception room creates a welcoming focal point of the home, offering an inviting setting for both relaxation and entertaining. The interior further benefits from a well-balanced layout that maximises natural light and a strong sense of space throughout.

Designed with practicality in mind, the property benefits from two well-appointed bathrooms, enhancing everyday convenience for modern living.

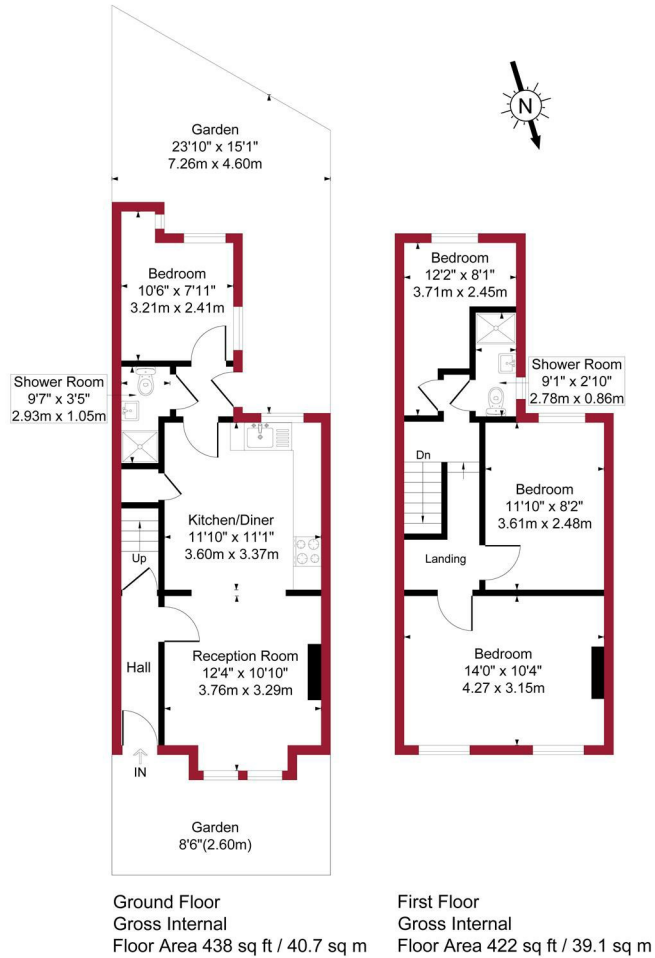
Set within a sought-after residential enclave, the home is exceptionally well connected. Wood Green Underground Station (Piccadilly Line) is within easy reach, offering direct and efficient services into King's Cross, Covent Garden, and London's West End. A variety of local bus routes further enhance connectivity across North London, ensuring effortless travel for commuters and families alike.

The property is also ideally positioned for a wide range of amenities, including boutique shops, popular cafés, highly regarded schools, and attractive green open spaces such as local parks, all contributing to a vibrant yet well-balanced lifestyle.

This is a rare opportunity to acquire a well-presented and spacious home in a prime London location, perfectly suited to discerning buyers seeking both comfort and convenience.







**Transport:**

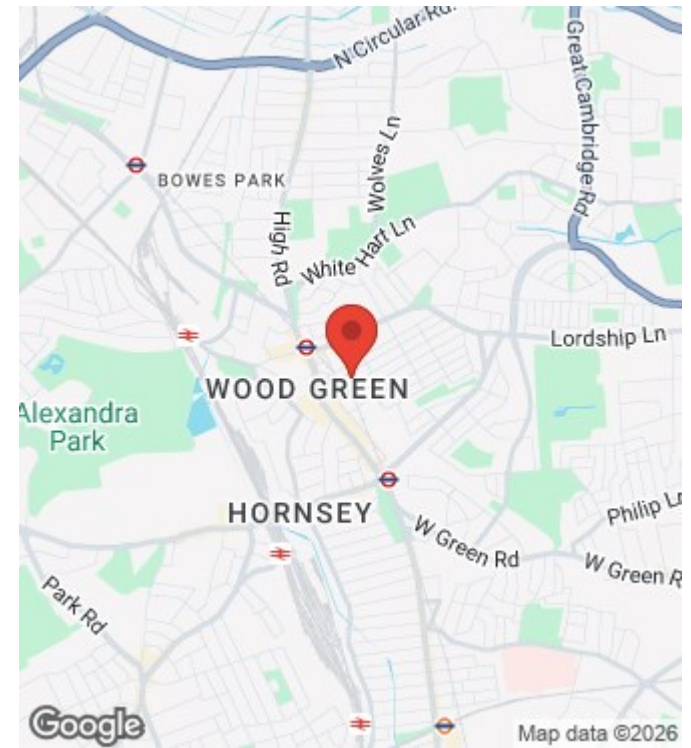
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground 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:** Haringey

**Council Tax Band:** D

**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

