

Wellfield Avenue, N10

London

£1,195,000

A stunning split-level conversion flat offering three double bedrooms, two bathrooms and generously proportioned accommodation with high ceilings. Presented in excellent order throughout, the property is set within an impressive double-fronted Edwardian semi-detached house on Wellfield Avenue — one of Muswell Hill's most sought-after roads. Benefiting from its own private front door, a large private rear garden and off-street parking, this superb home also enjoys a share of the freehold and is being sold chain-free. Moments from the Broadway, it occupies one of the area's most desirable positions.

The heart of the home is the expansive open-plan reception room, which flows seamlessly into a modern, well-equipped kitchen with ample storage and a central island. To the rear, a versatile conservatory opens directly onto the garden, while a separate door from the reception room also provides garden access. The accommodation further includes three good-sized double bedrooms, with the principal bedroom benefitting from an en-suite shower room. There is also a stylish family bathroom and a convenient guest cloakroom with space for a washing machine and tumble dryer.

Outside, the private garden is a particular highlight — a generous space with a patio ideal for entertaining, a path to the rear, established planting, a mature fig tree, raised vegetable beds and a useful garden shed.









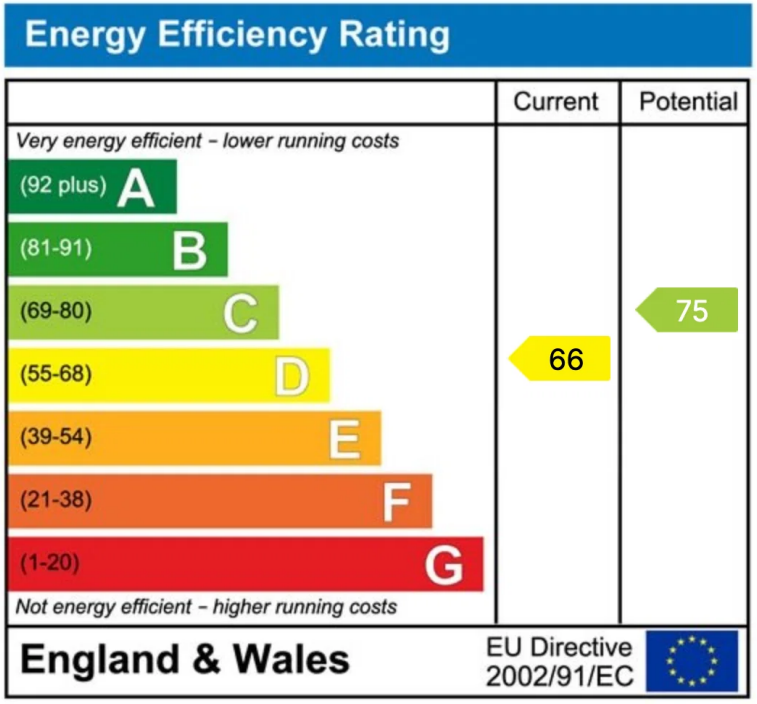


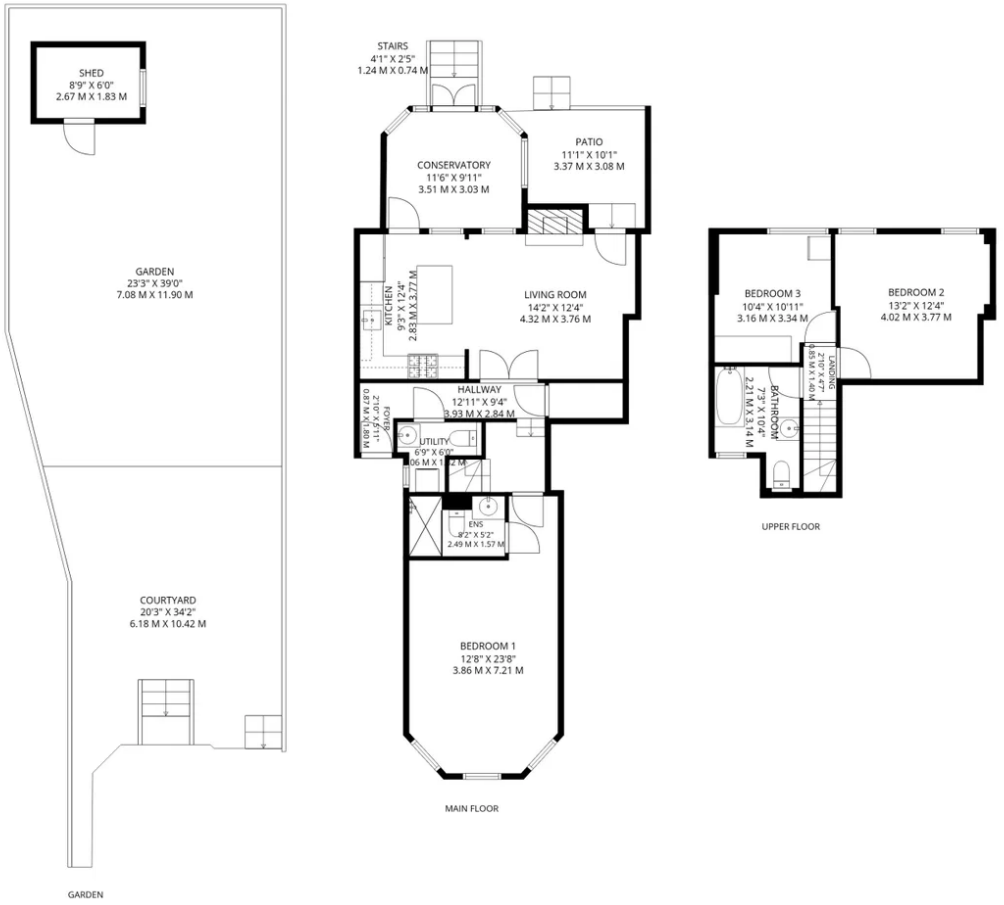


Wellfield Avenue is a highly desirable location just behind the Broadway, between Dukes Avenue and Muswell Road. All the vibrant amenities of Muswell Hill are on your doorstep, including the Everyman Cinema, boutique shops, cafés, restaurants and bars, plus excellent bus routes. Alexandra Palace is within easy walking distance, alongside highly regarded schools such as Fortismere Secondary and Muswell Hill Primary. Transport links are superb, with Highgate Underground Station (Northern Line) nearby.

A superbly presented, chain-free home in one of Muswell Hill's best locations — early viewing is highly recommended.







Total: 1205 sq. Ft, 112 m2

Garden: 0 sq. Ft, 0 M2, Main Floor: 835 sq. Ft, 78 M2, Upper Floor: 370 sq. Ft, 34 m2
Excluded Areas: Courtyard: 456 sq. Ft, 42 M2, Shed: 53 sq. Ft, 5 M2, Utility: 30 sq. Ft, 3 M2,
Stairs: 22 sq. Ft, 2 M2, Patio: 92 sq. Ft, 9 M2, Walls: 145 sq. Ft, 13 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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