

Castles



ASKING PRICE

£700,000 Freehold
Westbury Avenue

N22

Castles

PROPERTY SUMMARY

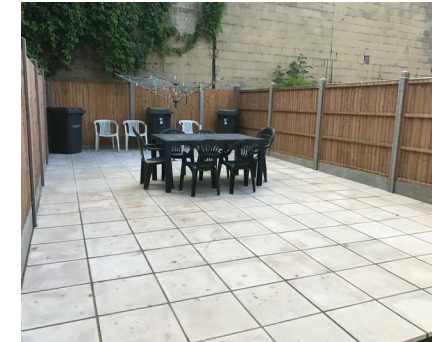
An exceptional opportunity to acquire a substantial six-bedroom HMO investment property, ideally positioned within a well-connected and increasingly sought-after North London location. This fully licensed House in Multiple Occupation offers generous and well-proportioned accommodation arranged across multiple levels, making it a highly attractive prospect for investors seeking strong and consistent rental returns.

The property is well maintained throughout and has been thoughtfully configured to maximise occupancy, with six spacious bedrooms, communal living facilities, and functional kitchen and bathroom arrangements designed to meet HMO standards. Its layout provides both comfort for tenants and efficiency for management, supporting long-term rental demand. The property further benefits from a good-sized private rear garden, providing valuable outdoor space for tenants and enhancing overall appeal.

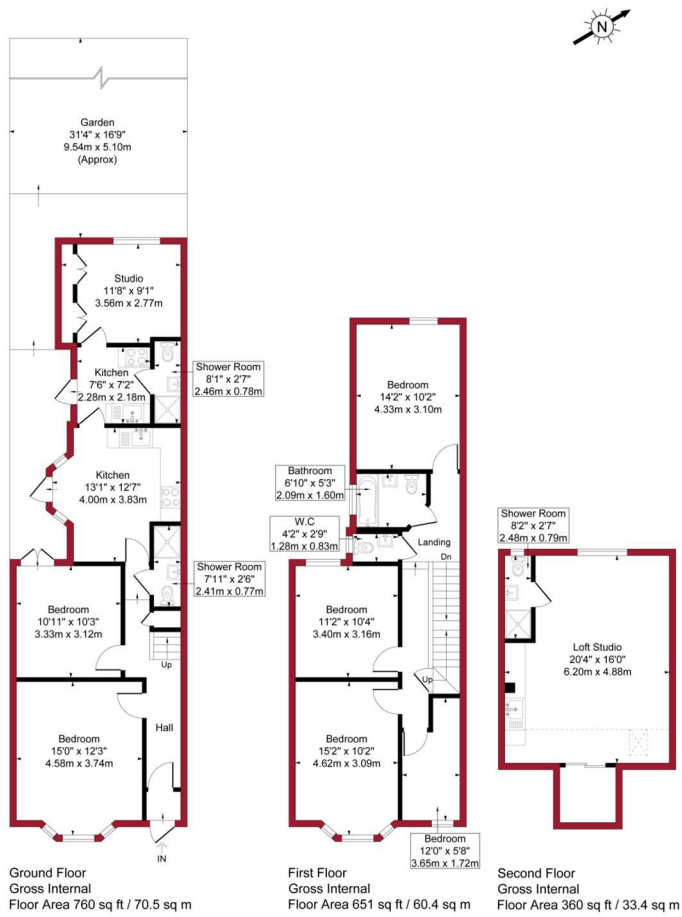
Ideally situated within close proximity to Turnpike Lane Underground Station (Piccadilly Line), the property offers fast and direct access into Central London, with journeys to King's Cross, Holborn and Covent Garden all easily achievable. Nearby Wood Green Underground Station further enhances connectivity, while a wide network of local bus routes provides frequent services towards Tottenham, Finsbury Park, Muswell Hill and surrounding areas.

A wide array of local amenities can be found along nearby high streets, including independent cafés, restaurants, supermarkets, and retail options, with the more extensive shopping and leisure facilities of Wood Green also within easy reach.

The area is further enhanced by a range of nearby green open spaces, including Alexandra Park, offering expansive landscapes, leisure facilities, and far-reaching views across London. Combined with excellent transport links, the locality benefits from strong connectivity, which continues to support sustained rental demand.







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.



Transport:

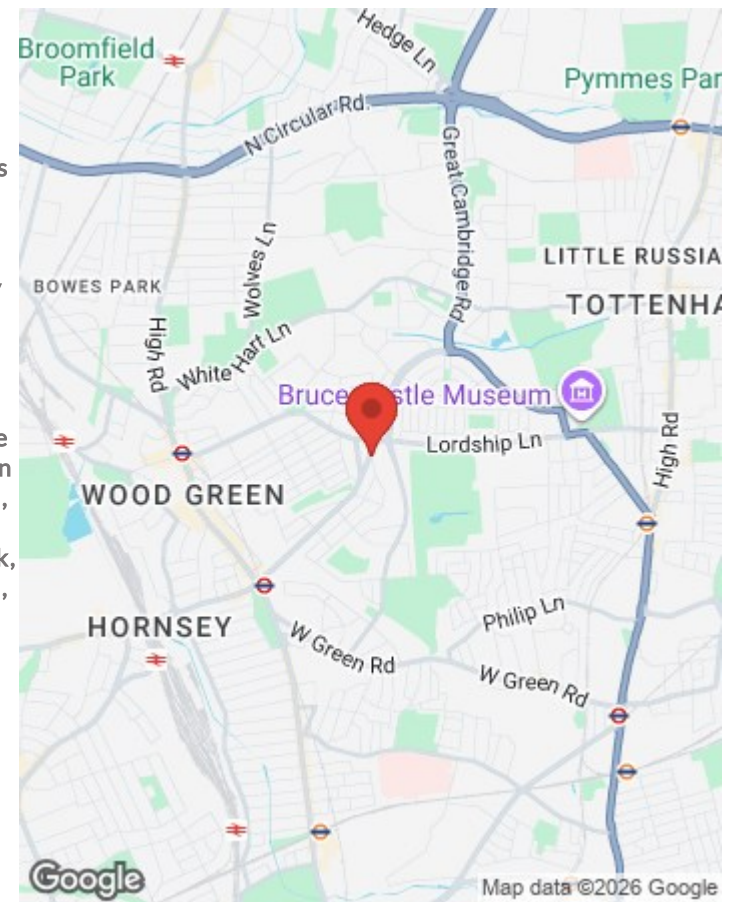
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground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

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

