



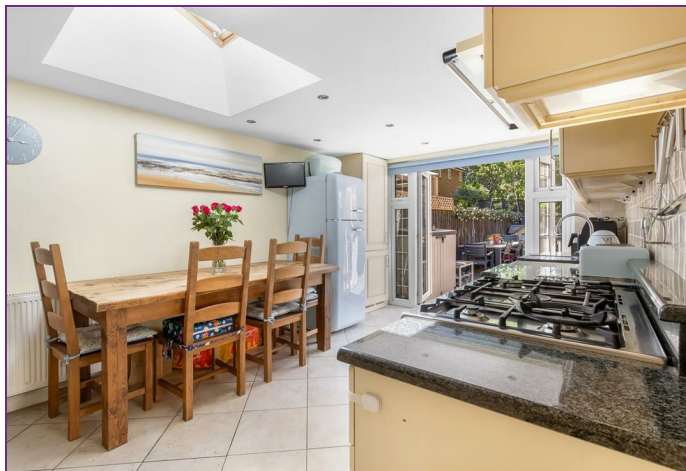
**ABSOLUTE**  
PROPERTY

71 Avenue Road  
London, N14 4DD  
Offers In Excess Of £560,000



Absolute Property are delighted to offer this Victorian two bedroom Mid-Terrace property. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Ideally located for excellent transport links with Southgate Station (Piccadilly Line) just 0.8 miles away and Oakleigh Park National Rail (Moorgate approx. 30 mins) a short drive away. Southgate High Street with its abundance of restaurants and shops are also within walking distance. Benefits include a kitchen/diner, 24ft through lounge, two bathrooms, loft room currently used as a home office, 100ft rear garden and off street parking.

The property is in catchment to several sought after schools including West Grove, Osidge Primary and Wolfsen Hillel Primary (OUTSTANDING). Viewing highly recommended.



**Accommodation Comprises:**

Through Lounge-Diner|Kitchen Diner|Kitchen|Downstairs Bathroom|Two Bedrooms|En Suite|Loft Space Used As A Study|Driveway|Rear Garden|

**Avenue Road:**

This two bedroom Victorian residence is beautifully presented and boasts light and spacious accommodation. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. There are two bedrooms to the upper floor in which there is an en suite to the main bedroom. Downstairs the natural lit main reception faces the front and rear aspect allowing plenty of light to flow through. In addition you will find a kitchen/diner with granite work tops and double doors opening to the rear garden and a luxury bathroom.

**Outside:**

The property is accessed via a paved driveway. The rear garden has a paved patio with rest laid to lawn and various shrub borders.

**Location:**

Avenue Road is ideally located for excellent transport links with Southgate Station (Piccadilly Line) just 0.8 miles away and Oakleigh Park National Rail (Moorgate approx. 30 mins) a short drive away. Southgate High Street with its abundance of restaurants and shops are also within walking distance.

The property is in catchment to several sought after schools including West Grove, Osidge Primary and Wolfsen Hillel Primary (OUTSTANDING). Viewing highly recommended.

**Entrance:**

Front door opening to:

**LOUNGE/DINER:**

Coving to ceiling, wood flooring, radiator, tc socket, dado rail, upvc double glazed bay sash window to front aspect, stairs to first floor landing, understairs storage, door to kitchen/diner.

**Kitchen/Diner:**

Range of eye and base level units with granite worktops and

under unit lighting. Gas Cooker Point, integrated dishwasher, butler sink with mixer taps, storage cupboard, upvc double glazed double doors opening to rear garden. Velux window.

**Bathroom:**

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, shower cubicle, ceiling spot lights, extractor fan.

**First Floor Landing:**

Doors to bedroom one and bedroom two.

**Bedroom one:**

Built in wardrobe, coving to ceiling, radiator, upvc double glazed window to rear aspect, upvc double glazed window to rear aspect, door to ensuite, stairs to loft space.

**En Suite:**

Comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower attachment, heated towel rail, upvc double glazed frosted window to rear aspect.

**Loft Space**

Currently used as a study

**Bedroom Two:**

Built in wardrobes, radiator, two upvc double glazed sash windows to front aspect.

**Front Aspect:**

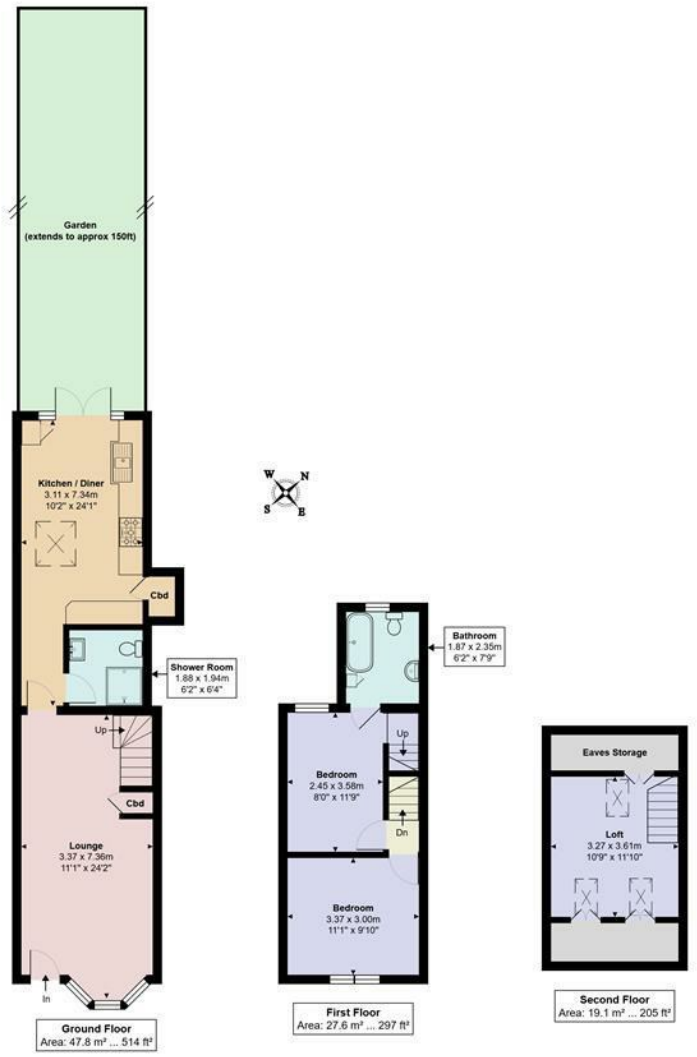
Paved Driveway providing off street parking.

**Rear Garden:**

Paved patio with rest mainly laid to lawn, shed, outside tap.







**Avenue Road, Southgate, N14 4DD**

Total Area: 94.4 m<sup>2</sup> ... 1016 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
72	88

A: 92-100 (Very energy efficient - lower running costs)  
 B: 81-91  
 C: 69-80  
 D: 54-68  
 E: 39-53  
 F: 21-38  
 G: 1-20 (Not energy efficient - higher running costs)

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
75	88

A: 92 plus (Very environmentally friendly - lower CO<sub>2</sub> emissions)  
 B: 81-91  
 C: 69-80  
 D: 54-68  
 E: 39-53  
 F: 21-38  
 G: 1-20 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

England & Wales EU Directive 2002/91/EC