



 **3**  
Bedrooms

 **1**  
Bathroom





3 Bedroom Period Conversion | First Floor & Part of Ground | PRIVATE REAR GARDEN | Loft Access with Potential to Extend | Close to Transport Links | cont...

Guide Price £475,000 - £500,000

Gracechurch Property Services are delighted to market this, larger than average, THREE BEDROOM period conversion, occupying the the entire top floor and part of the ground floor of this charming double fronted house.

Abbotsford Avenue is a bright and airy property whilst immensely characterful with high ceilings and large windows, whilst offering a charming west facing rear garden.

Only a short walk to ample amenities including excellent local schools, restaurants and bars on West Green Road and close by Green Lanes, along with the popular green spaces of Downhills Park, Lordship Park and Chestnuts Park.

Turnpike Lane Underground Station (Piccadilly Line Zone 3), Seven Sisters br/Underground Staion (Victoria Line) are all close by.

Added benefits include a 148 Year unexpired Lease, Loft Space with potential to extend (STPP), a Spacious Lounge and a Modern Kitchen/Diner.

This property would make a wonderful first home, whilst also suiting a growing family with close by schools.

Other Information...

Parking Arrangements: Street Parking

Vendors position: Actively Looking

Council Tax Band: B

Tenure: Leasehold - 148 Years Unexpired Term

Location of Boiler: Kitchen

Potential Rental Value: £1600 - £1650 PCM

Service Charge: £0

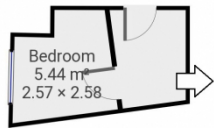
Ground Rent: £150 Per Annum



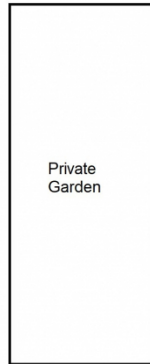
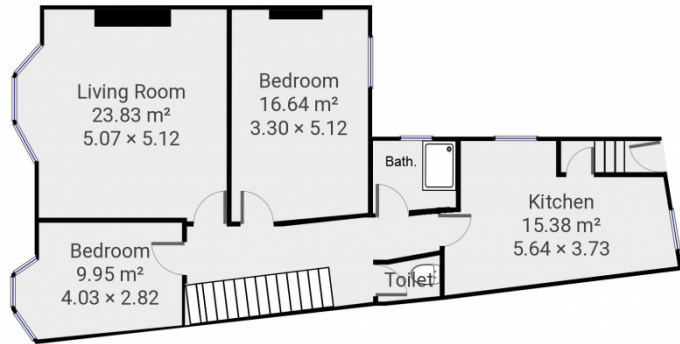
**Abbotsford Avenue, N15**  
Total Area: 93.4 sq metres / 1005 sq feet approx.



▼ Ground Floor



▼ First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

