

# Castles



GUIDE PRICE

**£575,000**

**Sandford Avenue**

London, N22 5EJ

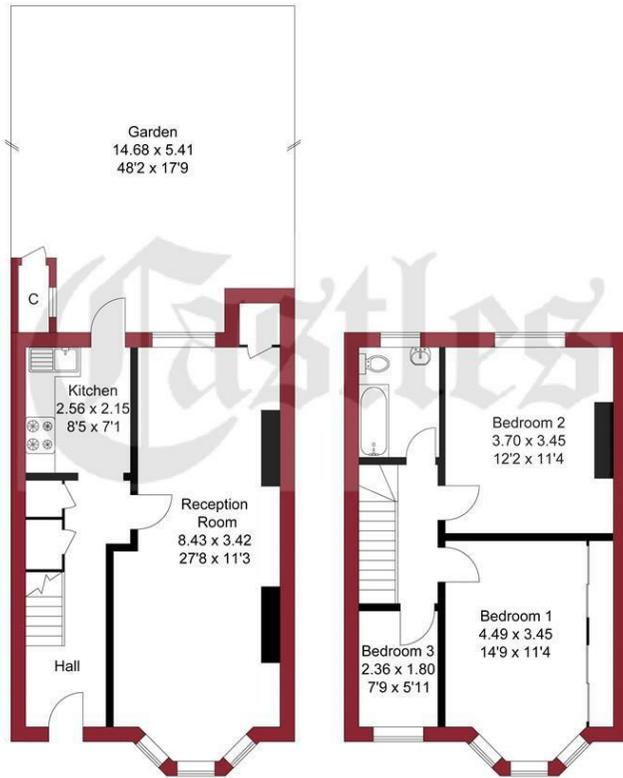
## PROPERTY SUMMARY

Guide Price £575,000-£600,000. A beautiful and charming THREE BEDROOM family home spanning over Approx 910 sqft. Internal accommodation comprises; a bright and airy double reception room with dining space and separate fitted kitchen providing access to a rear garden. The first floor offers three bedrooms and a family bathroom. Superbly positioned, only 0.8 miles away from Wood Green Underground Station (Piccadilly line) and shopping centre. Enjoy excellent connectivity to central London and the surrounding areas.



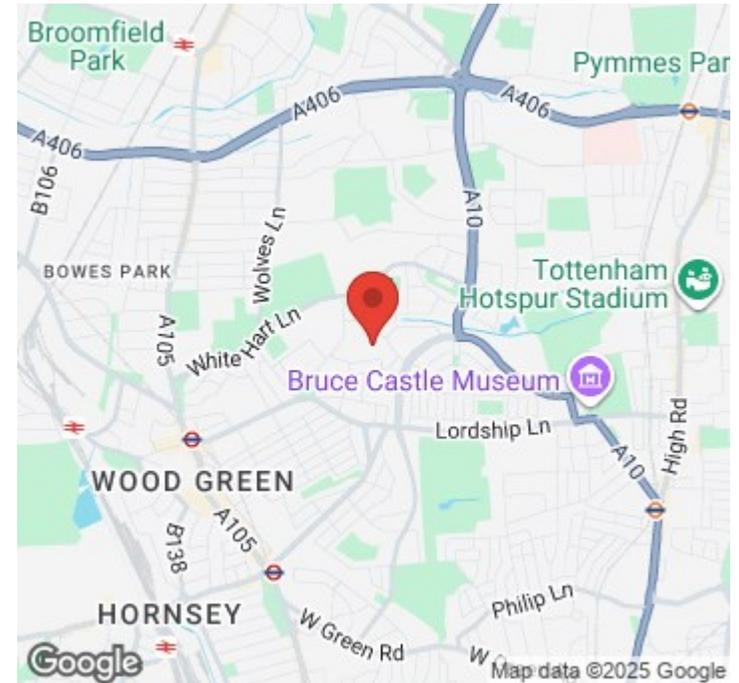


APPROXIMATE GROSS INTERNAL AREA  
84.63 sqm / 910.94 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

## A guide to the area



House - Terraced

Freehold

**Council:**

**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](http://www.castles.london)

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