

# Castles



ASKING PRICE

£575,000

Elder Avenue

London, N8 9TH

# Castles

## PROPERTY SUMMARY

A superb two-bedroom period garden conversion just moments from the highly sought-after Broadway, offering an exciting opportunity.

This well-proportioned home features a spacious reception room, separate kitchen, and bathroom, with plenty of scope to modernise and tailor to your own style. The standout feature is the larger-than-average southwest-facing garden - ideal for entertaining, dining, or relaxing.

Further benefits include a private entrance, a wealth of period features, good storage, and excellent potential to extend (STPP).

A fantastic property for buyers looking to create a bespoke home in a prime location.

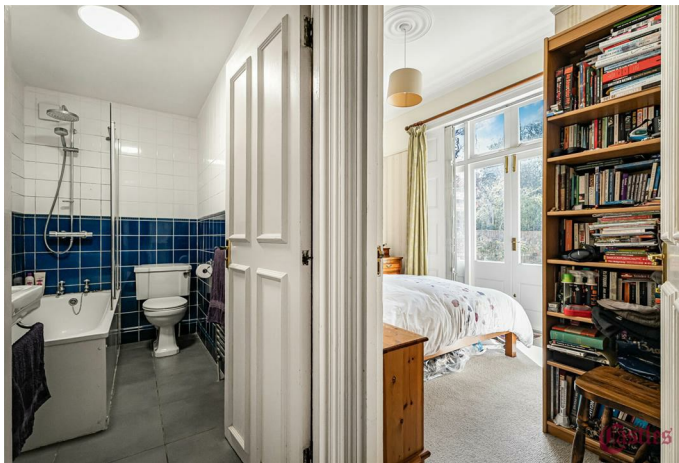
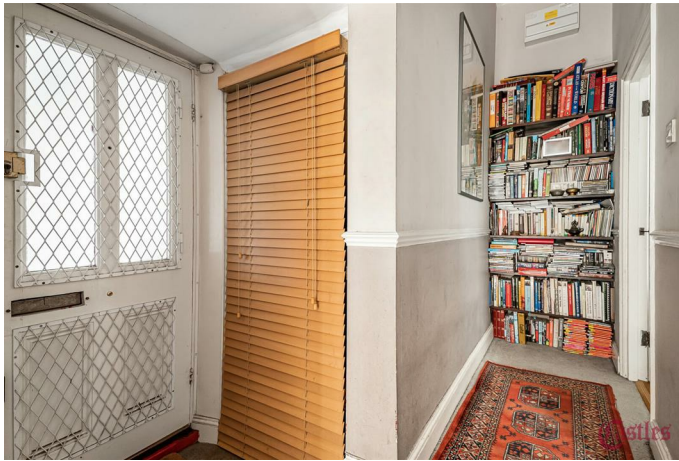
Nb. Cash buyers only.

Lease details: 99 years from March 1985 (58 years unexpired)

Ground Rent: Not applicable

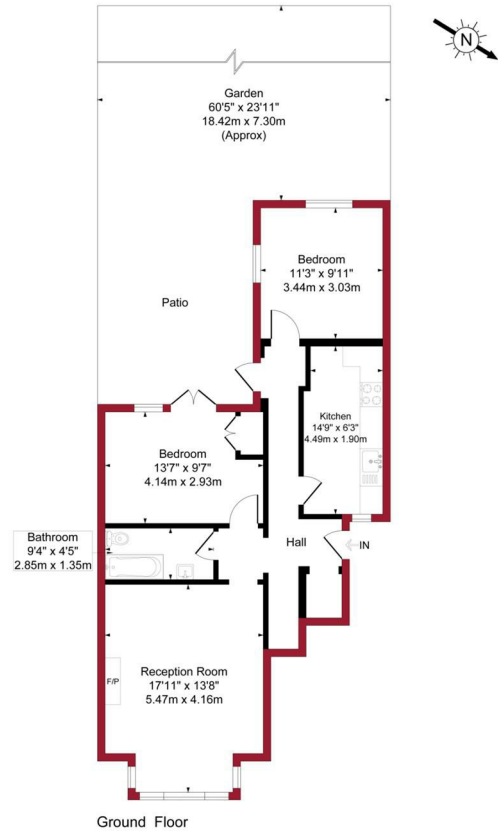
Current Service/Maintenance Charge: £615.60 per annum including Building Insurance





Elder Avenue, London, N8

Approximate Gross Internal Area = 776 sq ft / 72.0 sq m

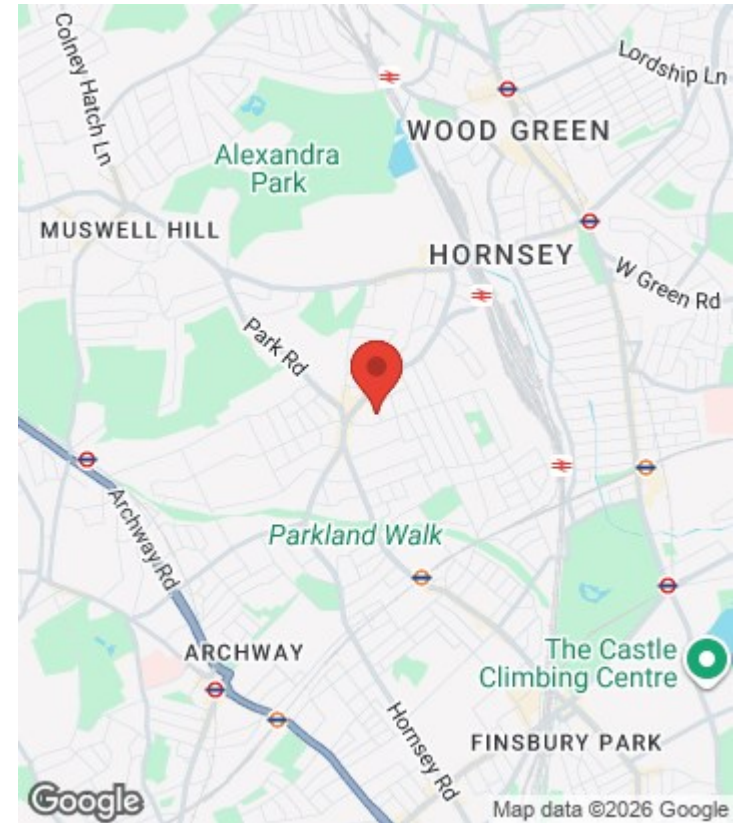
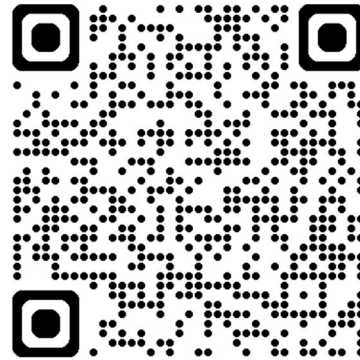


 PINK PLAN

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.



For a guide to the area please scan this code for more information



Flat

Share of Freehold

**Council:** Haringey

**Council Tax Band:** C

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



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#### OFFICE DETAILS

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