



Castles

ASKING PRICE

£875,000 Freehold  
Northcott Avenue

N22

Castles

## PROPERTY SUMMARY

Occupying a sought-after position on the tree-lined Northcott Avenue, N22, this charming three-bedroom terraced home is situated on a peaceful no-through road, offering a quiet residential setting whilst remaining close to excellent local amenities and transport links.

Offering approximately 1,101 sq ft of well-balanced accommodation, the property benefits from an abundance of natural light and well-proportioned rooms. Featuring two spacious reception rooms, it provides excellent versatility for both family living and entertaining. The generous eat-in kitchen offers ample space for dining and everyday living, creating a practical and welcoming hub of the home.

Upstairs, there are three well-proportioned bedrooms and a shower room. While well maintained, the property would benefit from updating in certain areas, presenting an excellent opportunity to modernise and personalise.

To the rear, a private garden provides an ideal space for outdoor dining, entertaining, gardening, or relaxing during warmer months.

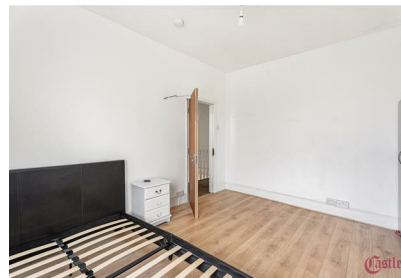
Northcott Avenue is highly regarded for its family-friendly environment and is well positioned for access to a selection of highly regarded and well-performing local schools, making it popular with families. The area also benefits from nearby green open spaces and a strong sense of community.

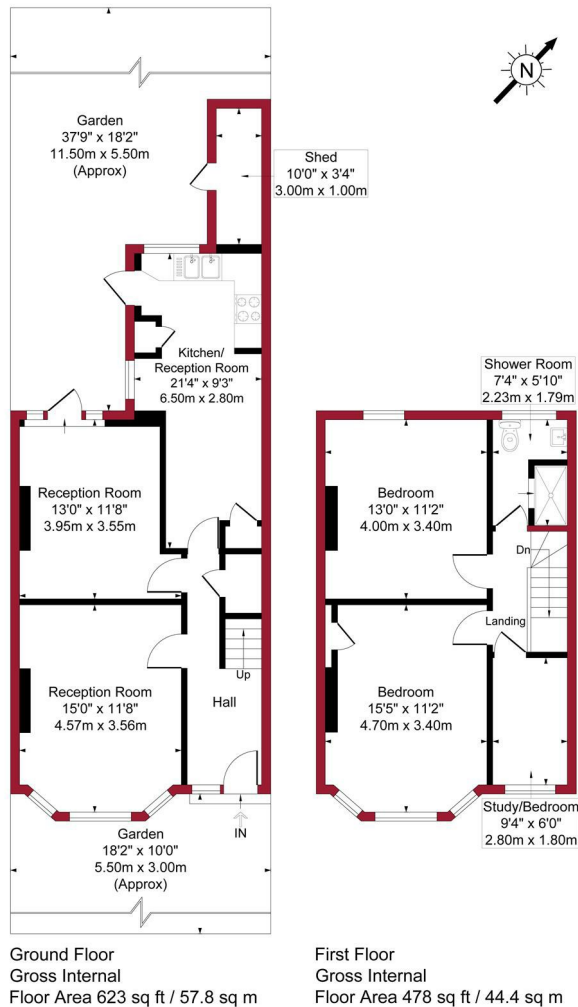
For commuters, Alexandra Palace National Rail Station, Bowes Park Station, and Bounds Green Underground Station (Piccadilly Line) are all within walking distance, offering excellent connections into King's Cross, Moorgate, the City, and Central London. Numerous bus routes and road links further enhance accessibility.

The property is being offered to the market chain free, adding further appeal for a smooth purchase.

Combining generous accommodation, a peaceful cul-de-sac setting, excellent transport links, and strong local schooling, this attractive home presents a fantastic opportunity in one of North London's most desirable residential locations.







**Transport:**

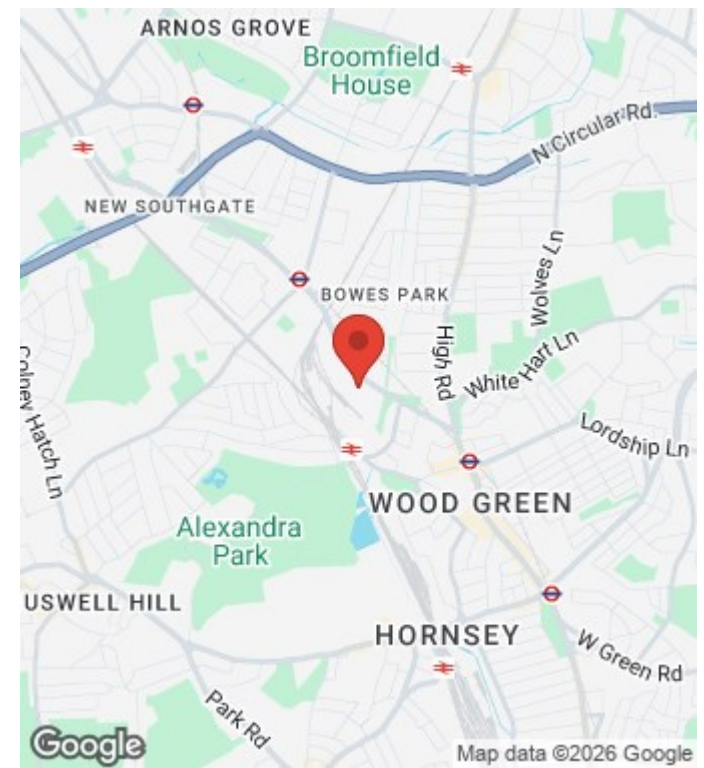
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground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

**Council:** Haringey

**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)

