



# Castles

ASKING PRICE

**£650,000 Freehold**  
**Westbury Avenue**

N22

Castles

## PROPERTY SUMMARY

Positioned along the ever-popular Westbury Avenue, this attractive residence presents an excellent opportunity to acquire a spacious and well-balanced family home in a highly sought-after North London location.

Ideally situated just a stone's throw from Turnpike Lane Underground Station (Piccadilly Line), the property offers swift and convenient access into Central London and beyond. The area is also highly regarded for its excellent local schools, including the sought-after Belmont Junior School, making it an ideal long-term family home.

Upon entry, the home offers a warm and inviting atmosphere, with bright and well-proportioned living accommodation thoughtfully arranged for both comfort and practicality. The spacious kitchen is well suited for modern living and entertaining, complemented by a separate utility room and convenient downstairs guest cloakroom.

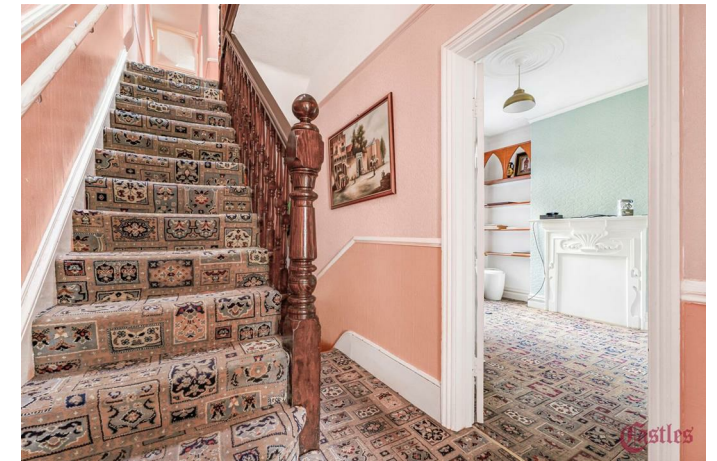
While the property would benefit from updating in places, it offers excellent scope for incoming purchasers to modernise and add their own style. Accommodation comprises three generously sized bedrooms alongside practical family bathroom facilities.

Externally, the property benefits from a private rear garden, ideal for outdoor dining, entertaining, or relaxing during the warmer months, whilst offering excellent potential to further enhance the outdoor space and create a truly impressive family setting.

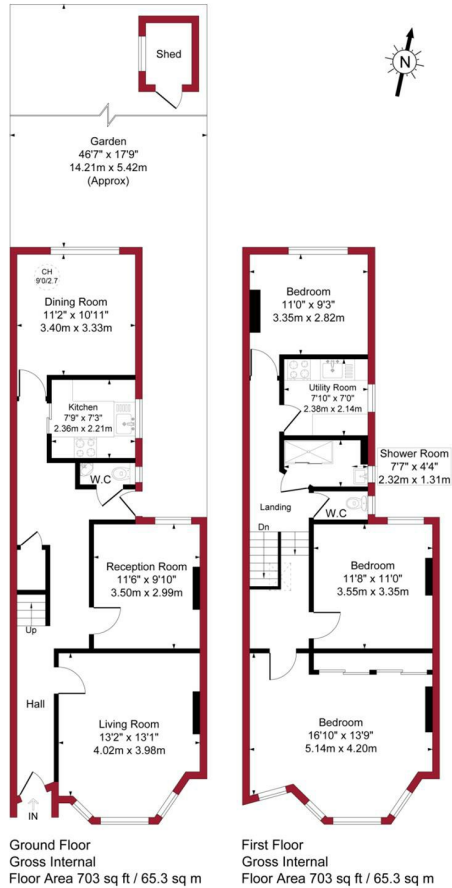
Westbury Avenue remains highly desirable due to its close proximity to local amenities, popular cafes and restaurants, green open spaces, and excellent transport connectivity via Underground, Overground, and numerous bus routes.

This is a spacious and versatile home offering strong long-term appeal, perfectly suited to families and professionals seeking a convenient and well-connected North London setting with excellent lifestyle convenience.





Westbury Avenue, London, N22 Approximate Gross Internal Area = 1406 sq ft / 130.6 sq m



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.



### Transport:

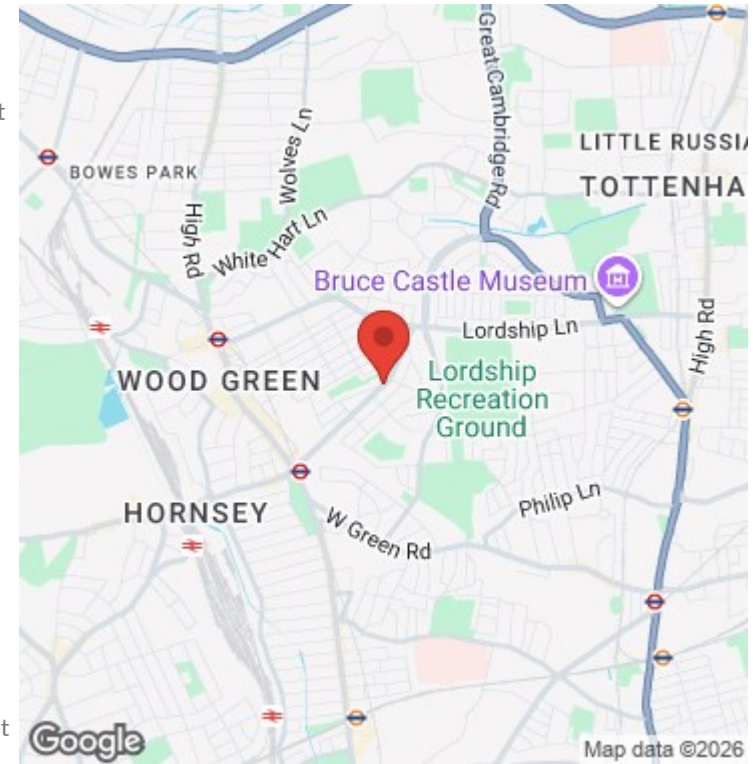
Wood Green is exceptionally well connected, making it a popular choice for commuters. Wood Green Underground Station (Piccadilly Line) provides fast, direct access into Central London, King's Cross, and Heathrow Airport, while nearby Alexandra Palace and Bowes Park stations offer additional National Rail connections. A comprehensive network of local bus routes also serves the area, linking Wood Green seamlessly with Muswell Hill, Turnpike Lane, Enfield, and surrounding North London locations.

### Shopping & Leisure:

Wood Green offers a vibrant and diverse mix of amenities, centred around the bustling High Road, with an extensive range of shops, supermarkets, cafés, restaurants, and entertainment options. The area is also home to the popular Shopping City complex, providing a wide retail offering all under one roof. For leisure and green space, nearby Alexandra Park and the iconic Alexandra Palace offer expansive grounds, scenic walks, cultural events, and panoramic views across London.

### 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:**

**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  
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N13 6BE

### OFFICE DETAILS

020 8888 6081  
  
www.castles.london

