OFFERS IN EXCESS OF

£750,000 Freehold
Belsize Avenue

N13

PROPERTY SUMMARY

A distinguished four-bedroom period residence of rare elegance and scale, offering refined living in one of North London's most prestigious residential avenues.

Nestled on the highly sought-after Belsize Avenue, this exceptional four-bedroom period home combines timeless character, generous proportions, and refined modern living. Extending to approximately 1,626 sq ft, the property offers beautifully balanced accommodation designed for both family life and entertaining, and is being offered on a chain free basis.

The interior is filled with natural light and period charm, featuring two elegant reception rooms, alongside a well-appointed eat-in kitchen at the heart of the home. Four well-proportioned bedrooms offer accommodation, complemented by two shower rooms and a modern family bathroom.

The property retains much of its original architectural character while offering excellent scope for personalisation.

Occupying a position on one of Palmers Green's most desirable residential avenues, the home is set within a regarded neighbourhood known for its period properties and strong community feel. Residents benefit from a selection of boutique shops, cafés, restaurants, and everyday amenities along Green Lanes, while the property falls within the catchment of regarded schools.

For commuters, the location is well connected. Palmers Green and Bowes Park mainline stations provide services into Moorgate and Central London, while Bounds Green and Wood Green Underground stations (Piccadilly Line) are within easy reach, offering access to King's Cross, the West End, and the City. Excellent road links and bus routes further enhance connectivity.

Surrounded by green open spaces and parks, the area offers an ideal balance of urban convenience and suburban calm. Combining elegant period architecture, outstanding transport links, and a sought-after setting, this is a rare opportunity to acquire a substantial family home in one of North London's most desirable locations.

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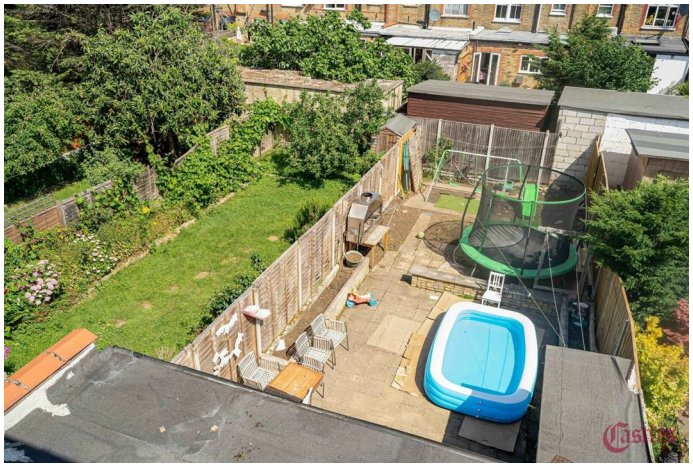
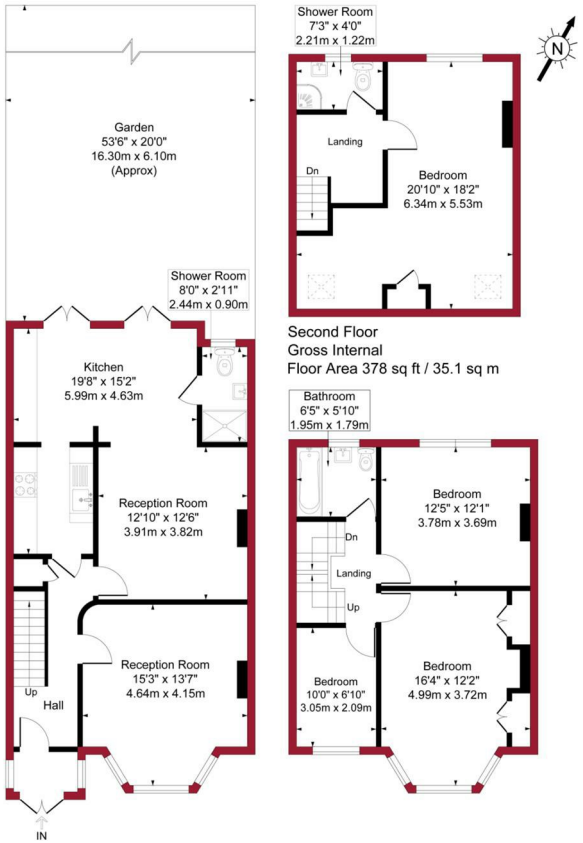
Castles

Castles



Belsize Avenue, London, N13 — **Approximate Gross Internal Area** = 1626 sq ft / 151.0 sq m



Ground Floor
Gross Internal
Floor Area 729 sq ft / 67.7 sq m

Second Floor
Gross Internal
Floor Area 378 sq ft / 35.1 sq m

First Floor
Gross Internal
Floor Area 519 sq ft / 48.2 sq m

PINKPLAN

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.

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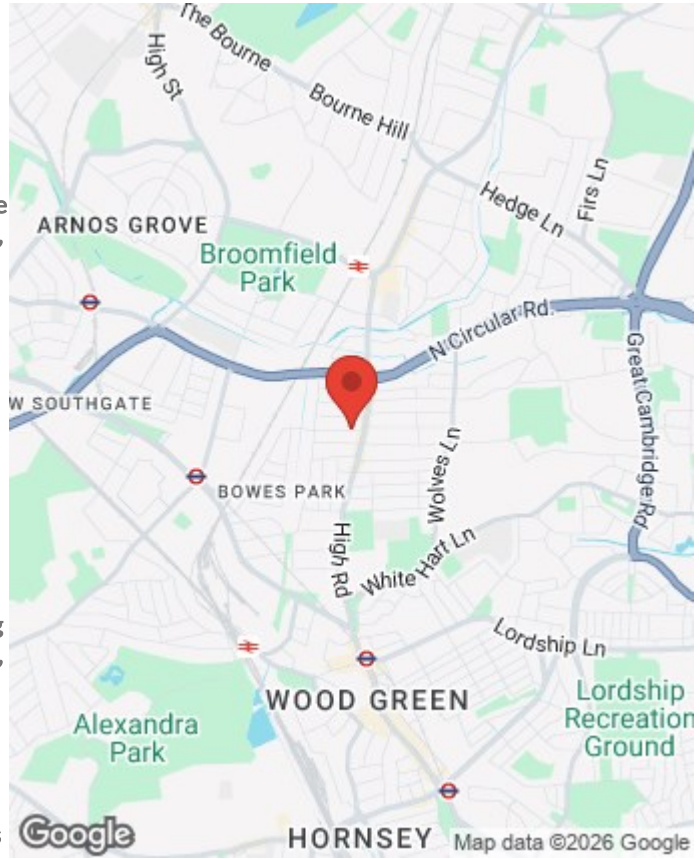
Transport:
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green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

Freehold

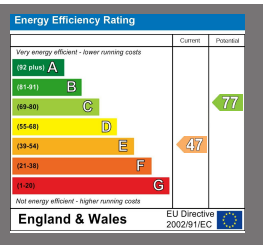
Council: Enfield

Council Tax Band: F

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

Castles
LONDON

OFFICE ADDRESS
78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS
020 8888 6081

www.castles.london