



Brunswick Avenue, London, N11 1HR

Asking Price: £600,000
Freehold

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This well presented three bedroom period home with feature fireplaces, through lounge and 45ft garden backing onto local park.

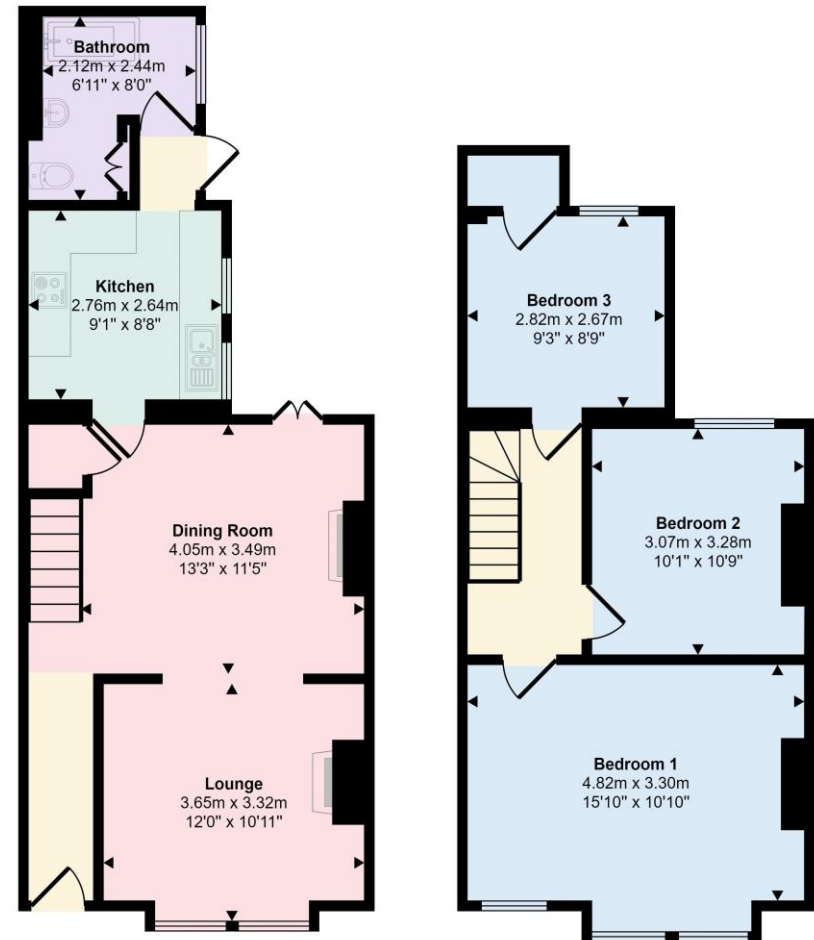
Ground floor accommodation comprises, entrance hall, 22ft bright through lounge with fireplaces and wooden floors, fitted kitchen & three piece family bathroom. Three bedrooms to first floor with main bedroom to the front & two further bedrooms. Potential to extend into the loft STPP. Rear garden & patio area leading to local park, perfect for families.

Located close to New Southgate Mainline Station & Arnos Grove underground with highly regarded schools close by including the New St Andrew's secondary school & Brunswick Primary school.

- **THREE BEDROOM PERIOD HOUSE**
- **BAY FRONTED RECEPTION**
- **THROUGH LOUNGE**
- **SEPARATE KITCHEN**
- **45FT GARDEN BACKING ONTO PARK**
- **THREE BEDROOMS**
- **POTENTIAL TO EXTEND STPP**
- **GOOD TRANSPORT LINKS**
- **COUNCIL TAX BAND D**



Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft

First Floor
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

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