



## North Avenue, London, N18 2PS

Asking Price £425,000



Nestled on North Avenue in London, this charming Victorian terraced house presents an excellent opportunity for those seeking a delightful home in a vibrant area. The property boasts two well-proportioned bedrooms located on the upper floor, providing a peaceful retreat. The ground floor features a bright and airy reception room, which offers the flexibility to serve as a third bedroom if desired, catering to various living arrangements.

One of the standout features of this home is the large summer house situated in the garden, complete with power and a water supply. This versatile space can be transformed into a home office, a creative studio, or simply a relaxing area to enjoy the outdoors.

Conveniently located near Silver Street Station, commuting to central London is a breeze, making this property ideal for professionals and families alike. Additionally, the house is in close proximity to local schools, ensuring that educational needs are easily met.

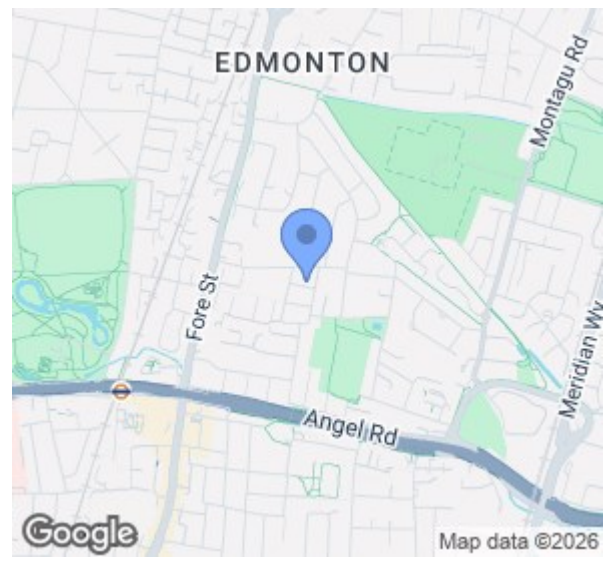
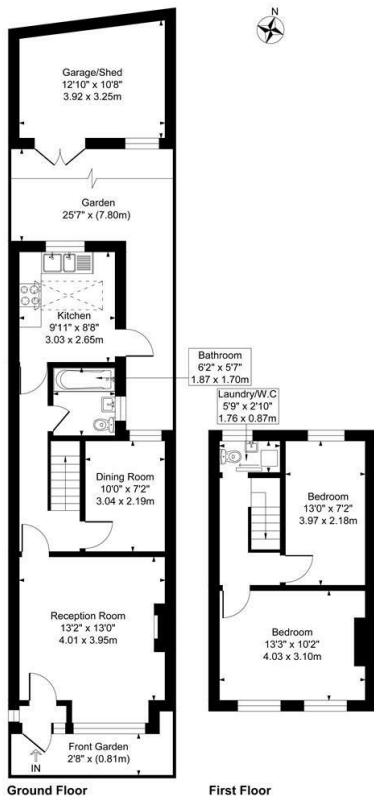
Offered on a chain-free basis, this Victorian gem is ready for its new owners to move in and make it their own. With its blend of character, modern convenience, and a prime location, this property is not to be missed.

- Two Bedroom Victorian terrace house
- Two Reception rooms
- Fitted Kitchen
- Private rear garden
- Summer house
- Two good size bedrooms
- Bathroom
- W/C
- Close to Silver Street
- Chain free

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 85.2 sq m / 917 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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