



SPENCER AVENUE, N13
£700,000 - £725,000 *GUIDE PRICE - FREEHOLD

**A SPACIOUS FOUR-BEDROOM PERIOD HOUSE IN
A CONVENIENT LOCATION.**

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DESCRIPTION:

Guide Price £700,000-£725,000. A spacious four-bedroom period house in a convenient location, within easy reach of Bowes Park overground (to Moorgate) and a bus service to Wood Green tube (Piccadilly line).

The property enjoys just over 1760 Sq.ft of accommodation arranged over three floors. The ground floor features a well-proportioned front reception room with a high-corniced ceiling and an imposing character fireplace. There is also a separate dining room and a modern 25'5 long kitchen with integrated appliances and a granite worktop, plus a guest WC located off the entrance hall.

The first floor provides three bedrooms with fitted wardrobes, plus a bathroom. The fourth bedroom is found on the second floor, together with access to a sizeable attic that offers the potential to convert (subject to planning consent).

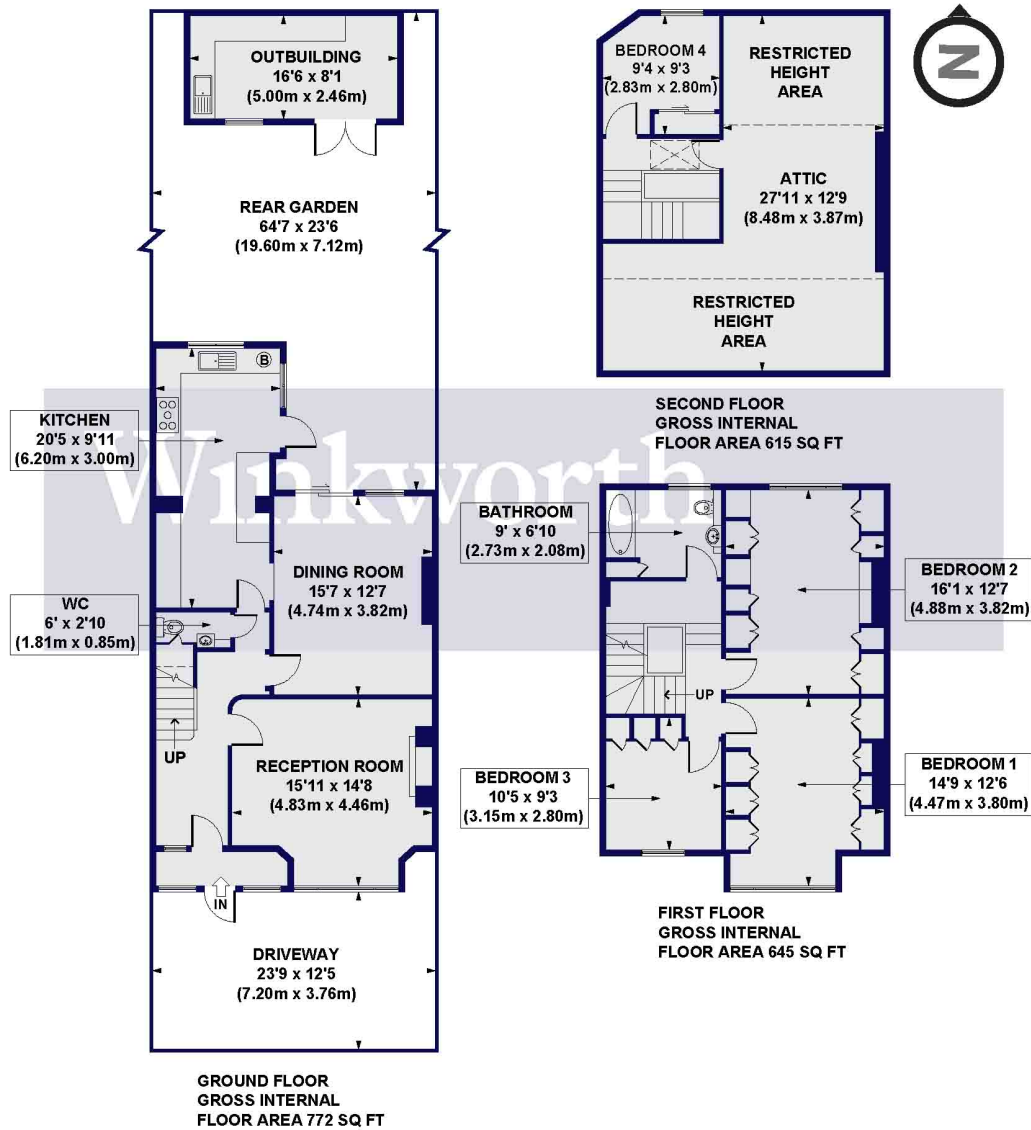
Outside, the property enjoys a well-maintained 64'7 long rear garden and a useful brick-built outbuilding at one end, and a driveway at the front of the property.

We highly recommend a viewing to fully appreciate the space this property has to offer.



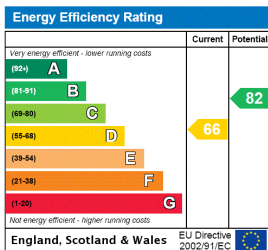
Spencer Avenue, N13

Approx. Gross Internal Floor Area 2165 sq. ft / 201.11 sq. m (Including Restricted Height Area & Outbuilding)
 Approx. Gross Internal Floor Area 1761 sq. ft / 163.57 sq. m (Excluding Restricted Height Area & Outbuilding)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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