




Hamptons

INTERNATIONAL



Park Avenue, London, N22

5  2  2 

OFFERS IN EXCESS OF

£1,250,000

(£1,250,000)




Property details



Key features

- **Semi-detached**
- **5 generous bedrooms**
- **2 bathrooms**
- **large garden**
- **close to transport**
- **close to Alexandra Palace and Park**

Park Avenue, London, N22

5  2  2 

OFFERS IN EXCESS OF
£1,250,000
(£1,250,000)

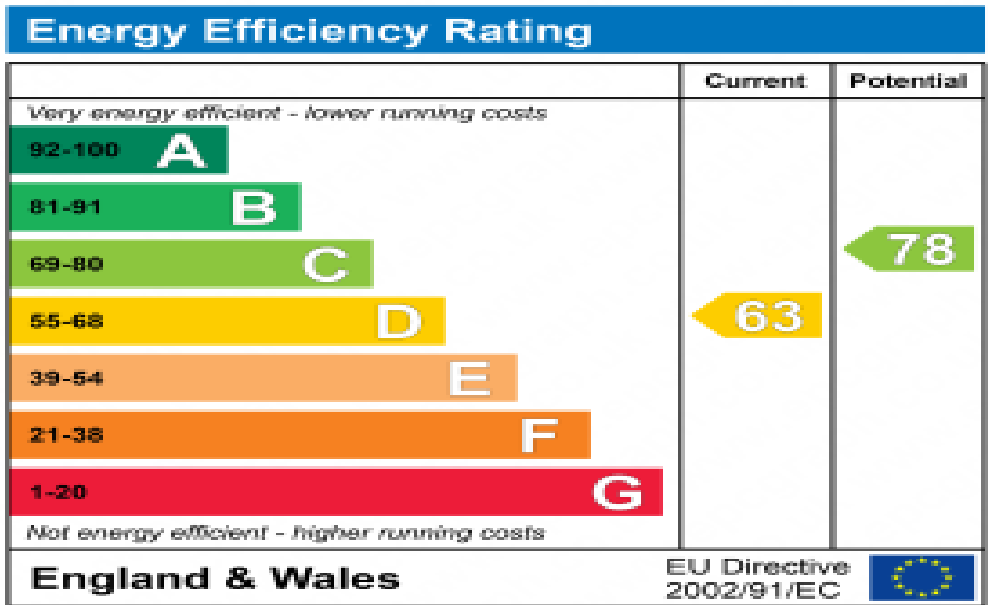
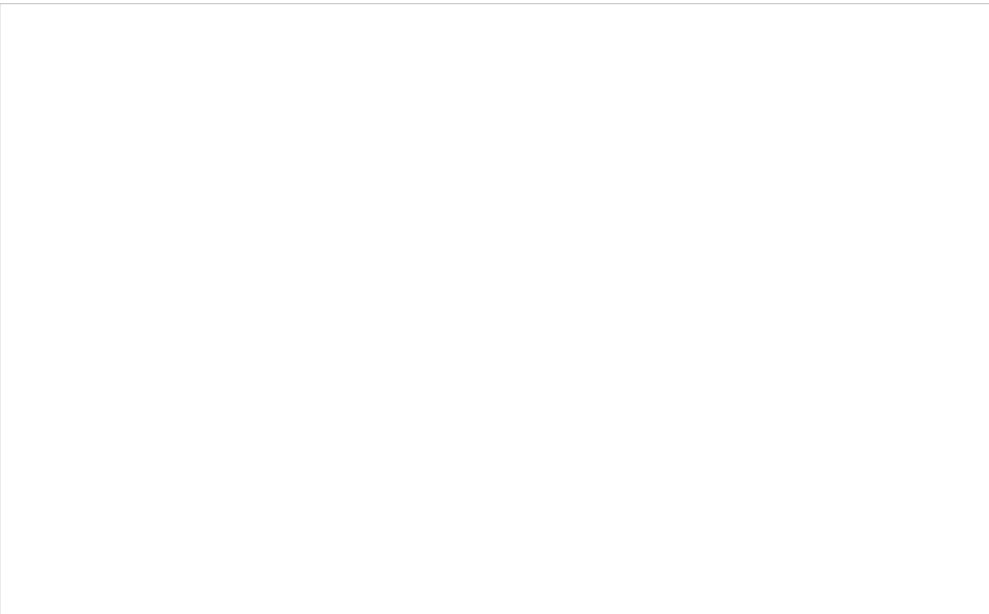
Description

A spacious 5 bedroom Edwardian semi-detached house with stunning garden backing onto a nature reserve. A spacious 5 bedroom period house with two bathrooms and bright and spacious private garden. The front reception room has grand proportions and boasts a fireplace and stripped wooden floor. The rear reception room has glass doors opening onto the garden with a glass skylights allowing natural light to flood in throughout the day. There is a downstairs w.c. The rear kitchen diner extends onto the patio area of the garden, ideal for Al-fresco dining. Windows and doors open out to the garden from the side and rear, creating a bright and open space. The kitchen is fitted with modern wall and base units and light floods in from the dual aspect windows. The first floor has three generous double bedrooms and a good sized single, ideal for a home office. There is a spacious and bright family bathroom. The top floor has the converted loft, creating a spacious principal bedroom with large ensuite shower room. The views from the front of the house have views over mature trees and the garden backs onto a nature reserve. Outside the private rear garden has wonderful views as it backs onto a nature reserve, there is a stone patio, ideal for Al-fresco dining and a good sized lawn with mature plants at the borders. Situation The house is well located for the BR station in Alexandra Park that has fast and frequent trains to Finsbury Park, Moorgate, Kings Cross. Alexandra Palace and Parks are a short walk away with the popular Farmers Market on Sunday. Property Ref Number: HAM-59269









Floor plan

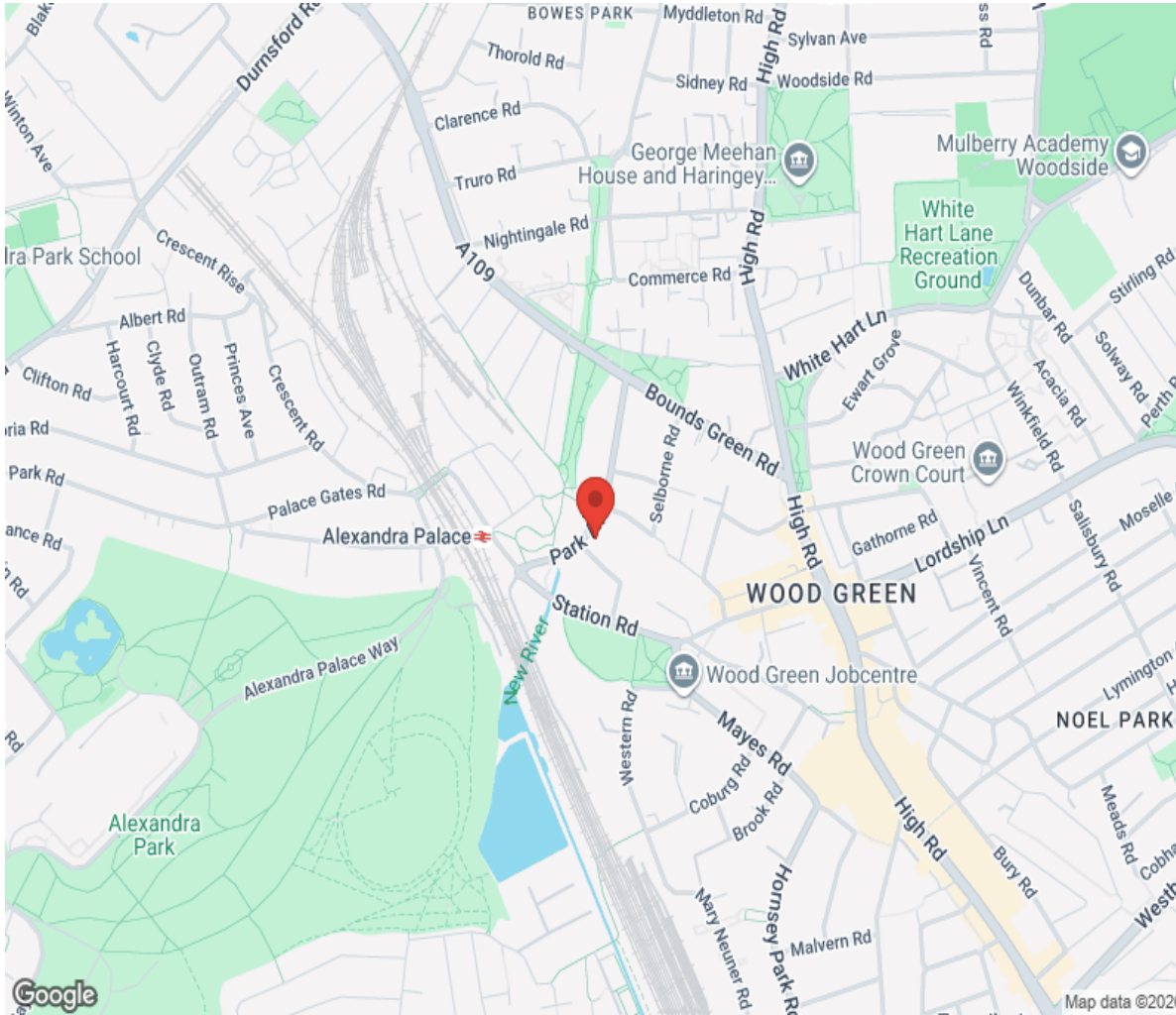
Approximate Area = 1974 sq ft / 183.3 sq m (excludes basement)
Limited Use Areas = 159 sq ft / 14.7 sq m
Total = 2133 sq ft / 198 sq m

For identification only - Not to scale



Floor plan produced in accordance with NCS Property Measurement 2nd Edition.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com