

**FINSBURY
PARK AVENUE
N4 1DQ**



Price Taylor LLP
Residential

**FREEHOLD
HOUSE**

020 7354 7354

 4  2  2



POPULAR LOCATION IN HARRINGAY, N4 **£700,000 Freehold Fixed Price**

- Family home
- No through road
- Gas central heating with radiators and double glazing
- Requires modernisation
- Large south facing garden
- In our opinion may offer opportunity & potential



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ACCOMMODATION

Ground Floor Accommodation

Storm porch.

Entrance Hall:

Timber door, leading to a welcoming carpeted entrance hall, with attractive stair case. Radiator. Understairs cupboard. WC (with wash hand basin).

Reception Room: 2.39m x 5.07m (7'7" x 16'8")

Timber double glazed units, and wall mounted radiator. Hard wearing laminate floor covering.

Kitchen / Diner: 4.51m x 3.31m (14'1" x 10'10")

A range of fitted maple shaker style wall mounted units and base units, with oven and space for washing machine, and fridge freezer. With tiled splashback and fitted with stainless steel sink and gas hob, with overhead cooker canopy. Upvc double glazed windows and glazed French doors to rear aspect.

First Floor Accommodation

Landing

Carpeted staircase leading to carpeted landing.

Reception Room 4.54m x 3.30m (14'11" x 10'10")

Upvc double glazed units, and French doors to Juliet balcony, overlooking south facing aspect. Hard wearing laminate flooring. Radiator.

Bedroom 1.71m x 2.19m (5'7" x 7'2")

Double glazed windows to front aspect providing. Hard wearing laminate flooring. Radiator.

Bedroom 2.49m x 3.48m (8'2" x 11'5")

Double glazed windows to front aspect providing. Hard wearing laminate flooring. Radiator.

Bathroom

A three piece suite bathroom, with tiled walls and floor covering. Radiator

Second Floor

Bedroom 3.45m x 3.28m (11'4" x 10'9")

Upvc double glazed window. Carpeted floors. Radiator.

Bedroom 3.20m x 2.89m (10'6" x 9'6")

Upvc window to rear aspect. Carpeted flooring. With built in wardrobe units. The en-suite is fitted with shower cubicle, wash hand basin and WC. Radiator.

Exterior

Driveway with block paving 4.88m x 7.21m (16'0" x 23'8"). Front garden. Outside utility cupboard 0.98m x 0.64m (3'3" x 2'1") housing the gas meter.

Back garden 4.85m x 9.39m (15'11" x 30'10"). With patio area, and grass with mature shrubbery and trees.

PLANS

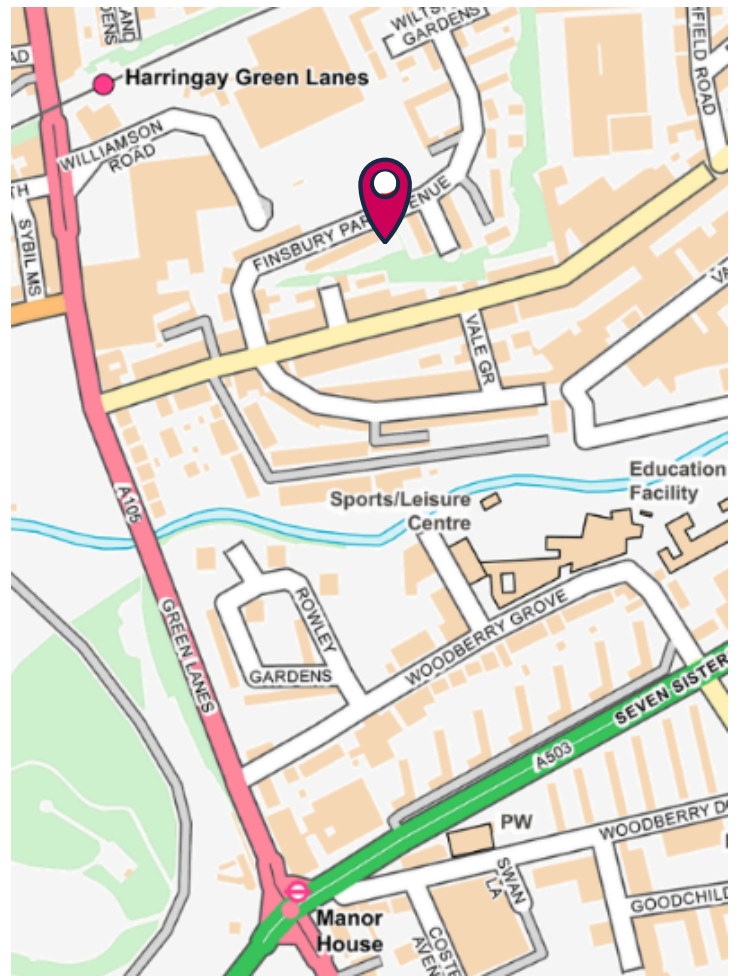
50, Finsbury Park Avenue,
Tottenham, London, N4 1DQ



Total Area: 105.3 m² ... 1134 ft² (excluding driveway, garden)

All measurements are approximate and for display purposes only

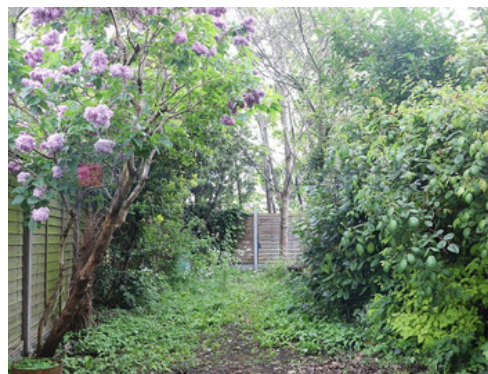
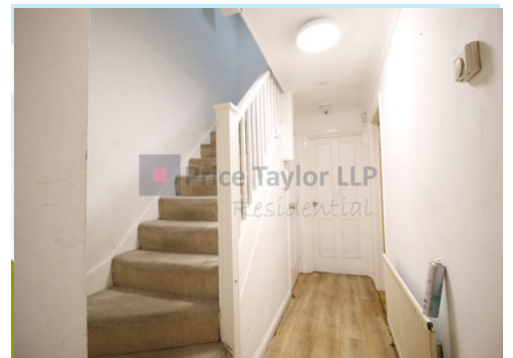
AREA MAP



ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GALLERY





COUNCIL TAX

Haringey Council E: £2,575.63

ARRANGE A VIEWING

 **020 7354 7354**

 **enquiries@pricetaylor.com**

Ref: 50N4



Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. **3.** Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. **4.** Value Added Tax - All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added. **5.** There is a non-refundable administration fee of £60 + VAT to carry out AML checks, KYC and due diligence, as required by HMRC, whether or not the sale proceeds or not. **6.** We advise buyers to take out Home Buyers Protection Insurance. **7.** A buyer that is unrepresented by an RICS member or other property professional is advised of the existence of RICS Buying a Home, and to obtain professional advice prior to agreeing any terms for the property.

https://www.ricsfirms.com/media/1182/buying-a-home_rics-consumer-guide-2022.pdf