

Morley Avenue, N22

**£545,000 FREEHOLD**

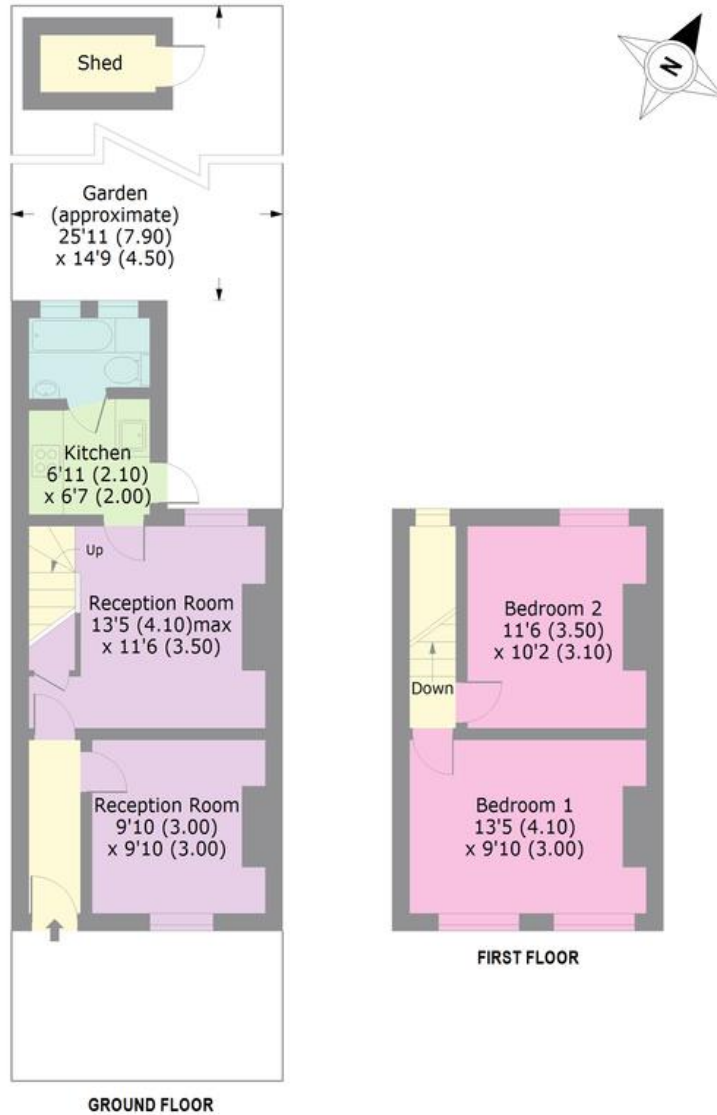
This 2-bedroom house presents an excellent opportunity for modernization throughout. The property offers a bright front reception room, second reception/dining room that leads to the kitchen. The kitchen offers access to the private rear garden. The bathroom is located at the back of the kitchen. Upstairs, there are two bedrooms. With lots of potential, this property is a blank canvas ready for your personal touch and offers the chance to create your dream home.

Morley Avenue is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants and with easy access to both Wood Green and Turnpike Lane Underground station. The green open spaces of White Hart Lane Recreation Ground are also close by and in catchment of Ofsted Outstanding Noel Park Primary School.



**Morley Avenue, E17**

Approx. Gross Internal Area 673 Sq Ft - 62.5 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Wilkinson Byrne REF: 563057

Date: 5/6/2023



2



Bedrooms

2



Receptions

1



Bathroom

Yes



Garden

**Tenure:**

Freehold

**Council Tax Band:**

C

**Energy Efficiency Rating:**

53

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