



Kingsgate Avenue, London, N3

£1,000,000 *Freehold*

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Set on a prestigious turning, and within easy access to local amenities, transport links, and recreational parkland, such as Stephens House & Gardens and College Farm, we are pleased to offer this well-presented family home.

KEY FEATURES

- Set on a quiet residential turning
- Modern condition throughout
- Through lounge
- Three bedrooms
- Large rear garden
- Off street parking
- Potential to extend stpp
- Chain free



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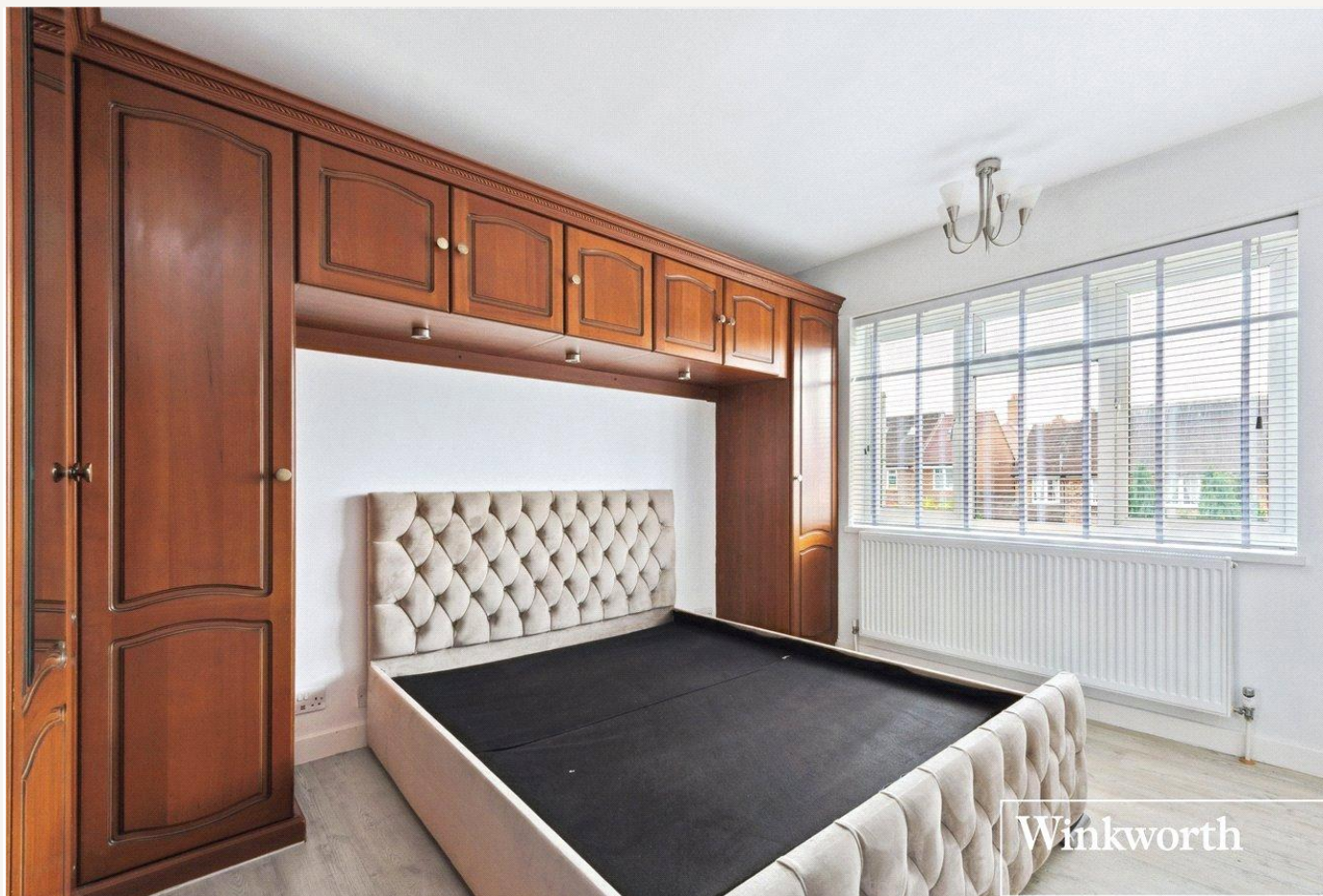
The property is comprised of a through lounge, modern fitted kitchen, utility room and separate WC to the ground floor.

The first floor consists of three bedrooms and a modern family bathroom.

Further benefits include a spacious rear garden, off street parking for several cars, and potential for expansion STPP

This wonderful home is being offered on a chain free basis and an internal viewing is highly recommended.

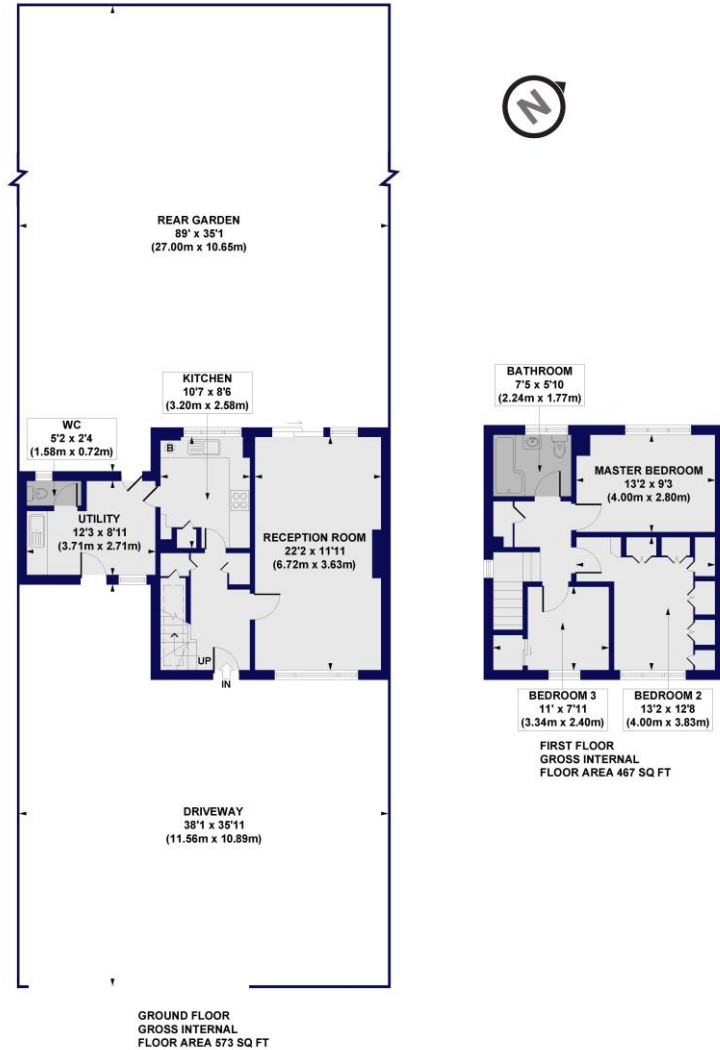




MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D

Kingsgate Avenue, N3
Approx. Gross Internal Floor Area 1040 sq. ft / 96.61 sq. m

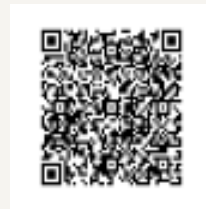


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN260315>

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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