





MYDDLETON AVENUE, LONDON, N4
£1,000,000 FREEHOLD

A BEAUTIFULLY PRESENTED, THREE BEDROOM, TWO BATHROOM FAMILY HOME WITH PRIVATE DRIVEWAY IN N4.

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DESCRIPTION:

An attractive and spacious three bedroom freehold house situated on Myddleton Avenue, N4, offering approximately 1,410 sq. ft. of accommodation arranged over three floors, including an integral garage. The ground floor comprises a welcoming entrance hallway, guest WC and a generously proportioned kitchen/dining room with direct access to a beautifully maintained south-facing rear garden, complete with a spacious decked seating area, lawn and established greenery, ideal for outdoor entertaining and relaxation. The first floor features a bright and spacious reception room with access to a private balcony, alongside a well-sized bedroom, family bathroom and additional storage.

The second floor comprises two further bedrooms, including an impressive principal bedroom with en-suite shower room, complemented by ample built-in storage. Further benefits include an integral garage, off-street parking, double-glazed windows and excellent natural light throughout.

This superb house is located on a fantastically quiet section of Myddleton Avenue yet offers exceptionally easy access to zone 1 via Manor House underground (Piccadilly Line) with Finsbury Park (Piccadilly, Victoria and National Rail) also a short distance away. The 141 and 341 bus routes provide further options for effortless commuting to the City and West End. Stoke Newington, Highbury and Stroud Green with their vast array of restaurants, gastro pubs and coffee shops are a short walk as are the green open spaces of Finsbury Park and Clissold Park.

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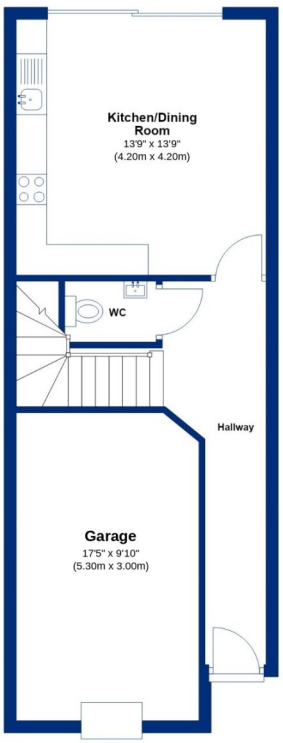
Myddleton Avenue

Total area: approx. 1410.4 sq. feet (131.0 sq. metres)

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Ground Floor

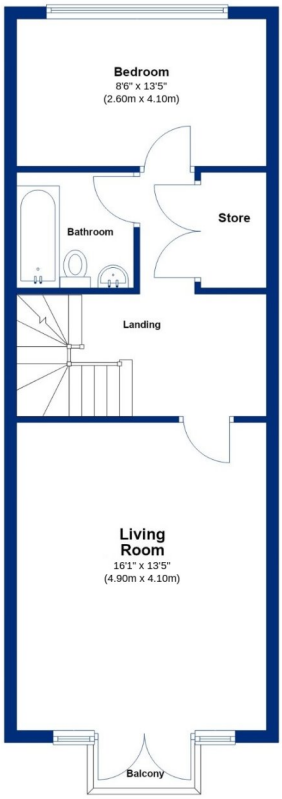
Approx. 502.0 sq. feet (46.6 sq. metres)



First Floor

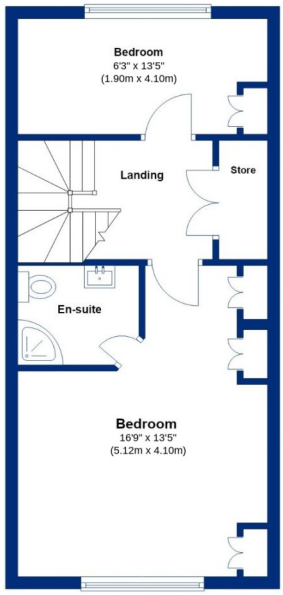
Approx. 509.1 sq. feet (47.3 sq. metres)

(excluding Balcony)



Second Floor

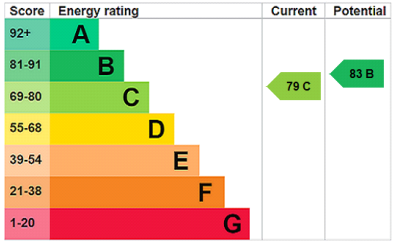
Approx. 399.2 sq. feet (37.1 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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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.



https://www.winkworth.co.uk/sale/property/HIH240323

Tenure: Freehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £250 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

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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