



WESTBURY AVENUE, N22
£450,000 LEASEHOLD

2 BED GROUND FLOOR GARDEN FLAT

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



DESCRIPTION:

Occupying the entire ground floor of an attractive Victorian terrace house, this spacious two-bedroom flat enjoys exclusive access to the rear garden.

Crisp, white decor enhances the welcoming atmosphere upon entering this roomy 683 sq.ft apartment.

At the front, the first of the two double bedrooms, currently utilized as a versatile space by our clients, offers flexibility due to the flat's layout. Further down the hall is the second double bedroom, overlooking the side return and garden.

The spacious living area and modern kitchen are located at the rear. The kitchen offers direct access to the low-maintenance rear garden, providing a private retreat backing onto the park. The flat holds potential for extension to the rear and into the side return, pending the usual planning consents.

This property is in a superb location. Piccadilly Line Zone 3 Underground Station at Turnpike Lane is just half a mile down the road. On the way, you'll pass the Westbury Pub with its fine selection of craft beers and IPA's - so please go and sample, as it will be your local. Want some fresh air or want to walk the dog? The

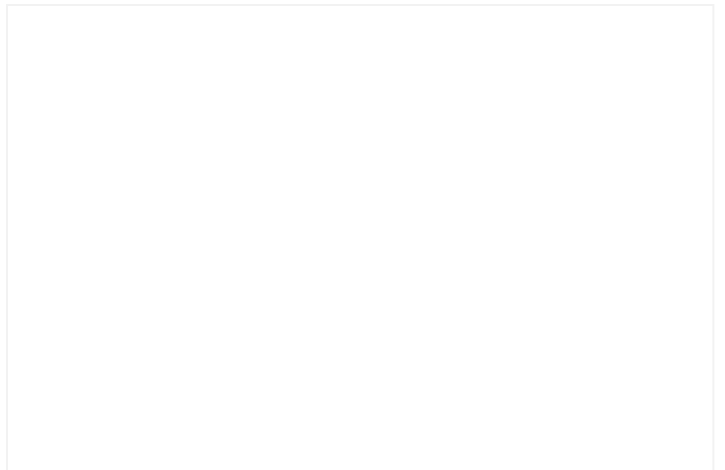
property backs on to Russell Park, and for even wider open spaces, Lordship recreation park is only 5/10 minutes away.

Please contact the sales department at Winkworth Harringay to arrange an appointment to view 020 8800 5151.

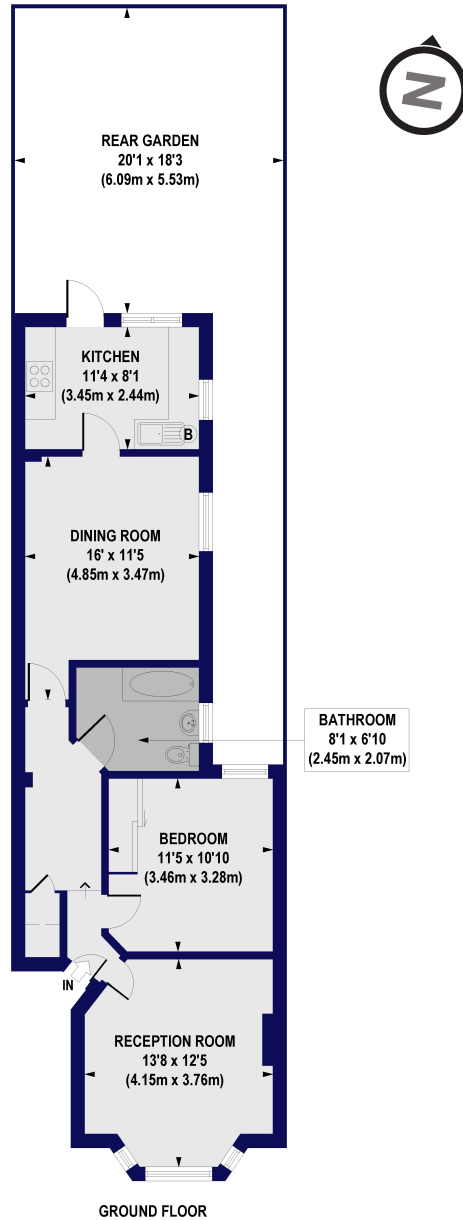
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Est 1835



Westbury Avenue, N22
Approx. Gross Internal Floor Area 683 sq. ft / 63.43 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

