



DUKES AVENUE, LONDON, N3  
**£685,000.00 LEASEHOLD**

**A BEAUTIFULLY PRESENTED AND CHARMING  
 TWO BEDROOM, GROUND FLOOR FLAT,  
 OOZING WITH PERIOD FEATURES.**

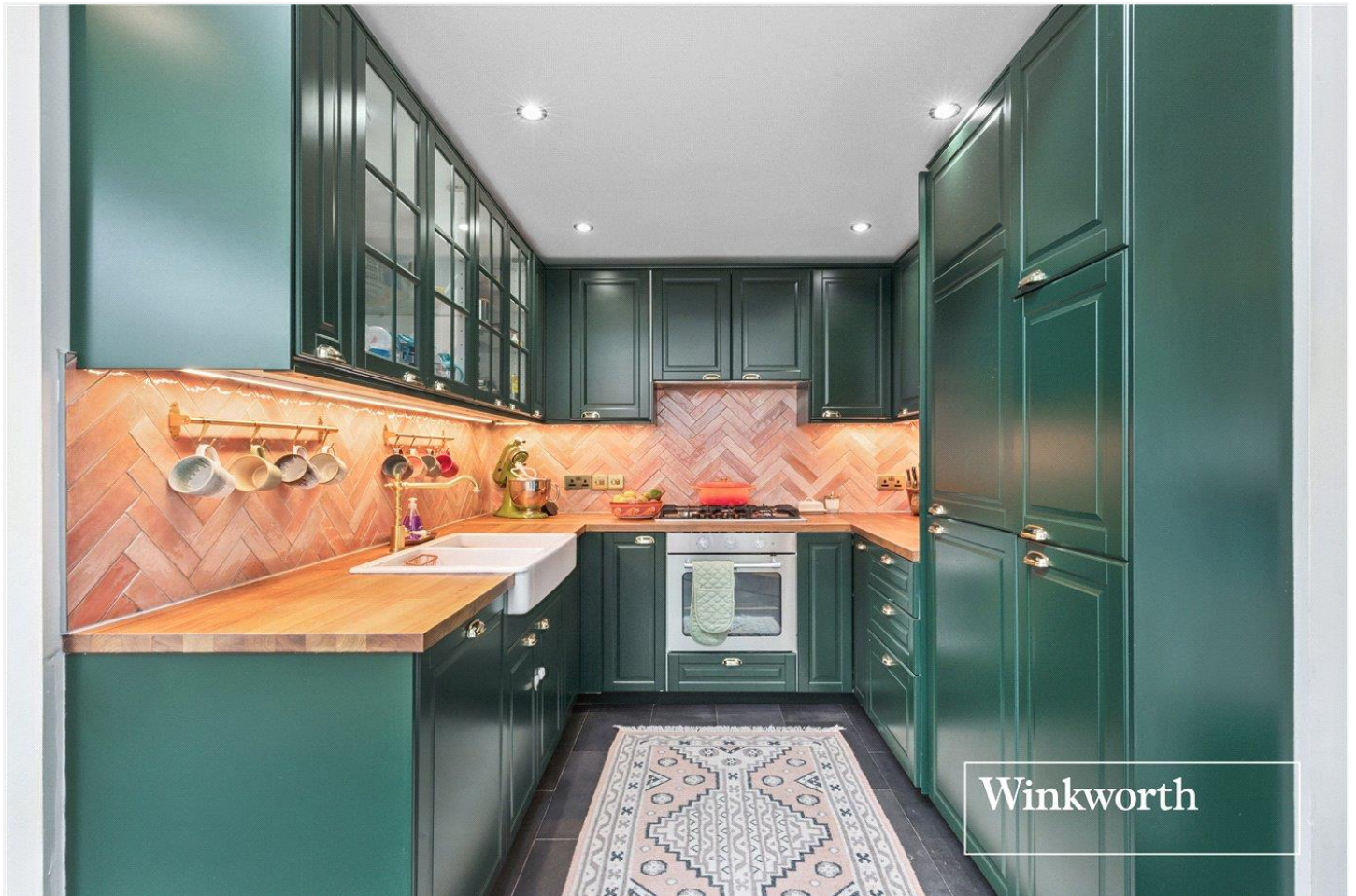
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## DESCRIPTION:

An outstanding 2 double bedroom, 2 reception room, ground floor, garden flat - located in this attractive, tree lined road and close to both Victoria and St Stephens Park. Near to good local primary schools (Akiva, Morasha and Manorside).

The property is situated at the end of the street, therefore there is no through traffic within the immediate vicinity of the flat.

Within excess of 1000 sq. ft. there is a natural flow between the living rooms and the bedrooms, and this accentuates the feeling of space and greatly enhances the flat.

Access to the large, sunny, westerly facing garden is directly from the dining room, via double doors leading on to a large patio area. In addition to the modern kitchen, there is a utility area and a modern tiled bathroom with Crosswater taps and an anti-steam mirror.

The property has been modernised to a high standard, whilst also retaining many original features, including restored pine wooden flooring, double glazed sash windows, an attractive easy maintenance front garden, and a Farrow & Ball stained glass, original, front door.

Lastly, as is now much in demand, the current owners have converted the large shed at the rear of the garden into a fully functioning working office, with power and fibre broadband.

This is a delightful garden flat within a traditional conversion but with a contemporary twist, the best of both worlds!

Viewing is highly recommended.

## AT A GLANCE

- Set in a beautiful period building
- Prime location
- Two double bedroom ground floor flat
- Original features and character throughout
- Spacious reception room
- Open plan Kitchen / dining area
- Private rear garden
- Option to work from home
- Long lease





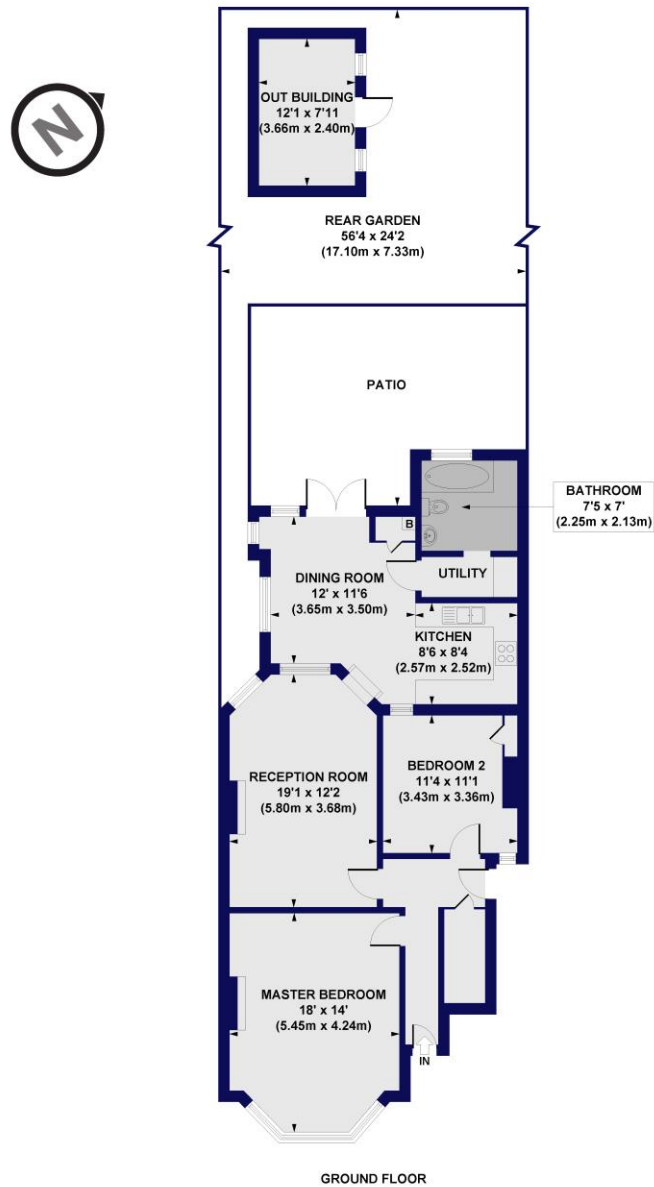




## Dukes Avenue, N3

Approx. Gross Internal Floor Area 1128 sq. ft / 104.81 sq. m(Including Out Building)

Approx. Gross Internal Floor Area 1034 sq. ft / 96.03 sq. m(Excluding Out Building)

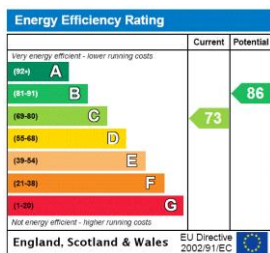


GROUND FLOOR

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.



**Tenure:** Leasehold

**Term:** 113 year and 2 months

**Council Tax Band:** C

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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