



BELMONT AVENUE, N17
£450,000 SHARE OF FREEHOLD

A TWO BEDROOM GROUND FLOOR FLAT.

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DESCRIPTION:

Situated on a popular turning just off Downhills Park Road, this two-bedroom ground floor flat makes a brilliant first home in a lovely corner of the neighbourhood.

The front door opens into a welcoming hallway that leads to all living spaces. At the front, two well-proportioned double bedrooms offer calm and comfort. The principal bedroom features a large bay window, original wooden floors, and two built-in wardrobes neatly set into the alcoves. Adjacent to this, the second bedroom enjoys a pleasant outlook down the side return into the garden.

To the rear, the flat opens into a sociable kitchen, living and dining area — ideal for entertaining. The kitchen is sleek and well thought-out, with generous worktops and smart wall-mounted storage.

Outside, a mostly paved garden is framed by mature shrubs and flowering borders, creating a lovely backdrop for summer gatherings.

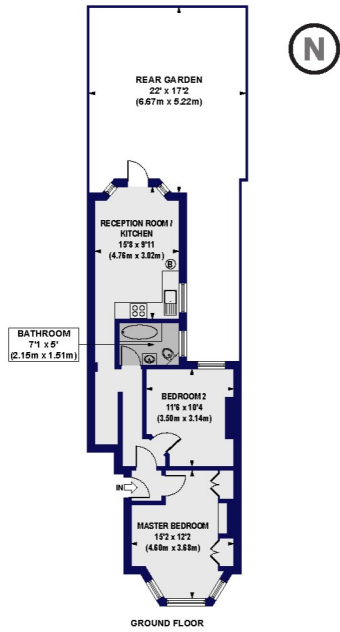
Set on a quiet residential street, the flat is within easy reach of Crouch End, Alexandra Palace and Green Lanes, each offering a mix of independent cafés, gastropubs and restaurants. There's also no shortage of green space, with three excellent parks close by.

The property comes with a long lease and has been beautifully maintained, while still offering potential to extend — making it a great long-term investment.

An excellent option for first-time buyers, professionals or investors seeking space, outdoor living and strong transport links.



Belmont Avenue, N17
Approx. Gross Internal Floor Area 558 sq. ft / 51.80 sq. m



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown to the best of our knowledge and belief. We do not accept any liability or representation by the seller, their agent or of Winkworth, in relation to the accuracy of the information contained in these plans. These plans are for illustration purposes only and should be used as a guide only for 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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.