



Brunswick Avenue, London, N11 1HP

Asking Price: £645,000
Freehold

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This well presented four bedroom house with two bathrooms and 22ft through lounge is well placed for New Southgate Mainline Station & Arnos Grove underground.

Accommodation comprises, entrance hall, bay fronted reception room with wooden floors, leading to 20ft Kitchen dining room with French doors onto neatly tended rear garden. Two bedrooms to first floor with three piece family bathroom, two further bedrooms to second floor one with en-suite shower room.

Located close to New Southgate Mainline Station & Arnos Grove underground with highly regarded schools close by including the New St Andrew's secondary school & Brunswick Primary school.

- **FOUR BEDROOM HOUSE**
- **TWO BATHROOMS**
- **WELL PRESENTED THROUGHOUT**
- **MODERN FITTED KITCHEN**
- **LOW MAINTENANCE GARDEN**
- **GOOD TRANSPORT LINKS**
- **CLOSE TO NEW SOUTHGATE RECREATION GROUND**
- **COUNCIL TAX BAND D**



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Approximate Area = 1175 sq ft / 109.1 sq m

For identification only - Not to scale



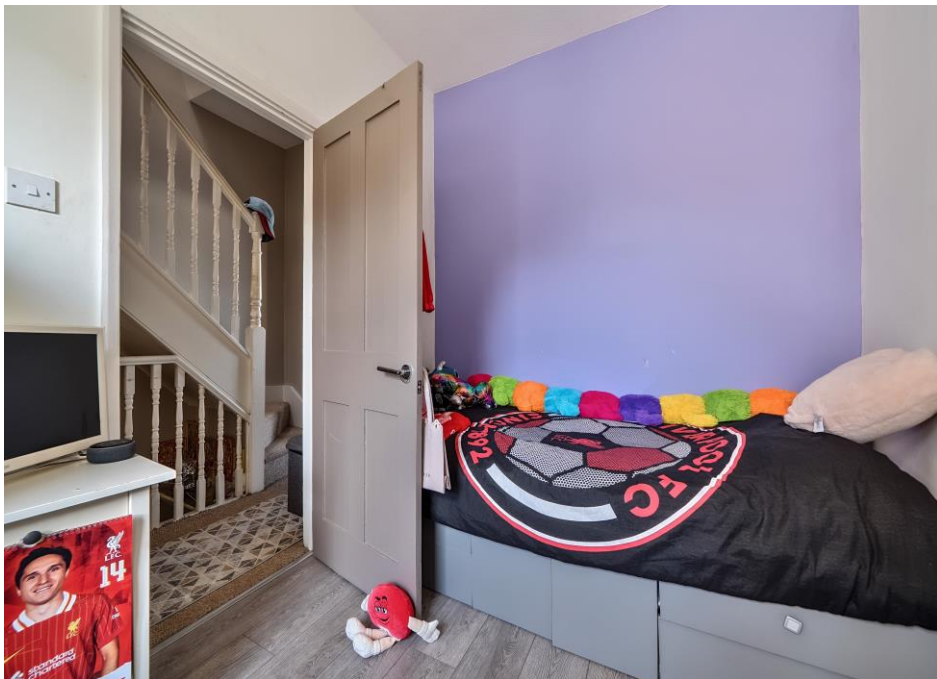
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1285464











Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.