



Park View Crescent, N11 1JY

£560,000 FREEHOLD

This charming two/three-bedroom house offers a fantastic opportunity to create your dream home. While well-maintained, the property provides scope to style and modernize to suit your personal taste. Ideally situated, the house is within easy reach of Amos Grove Underground Station (30 minutes to the West End) and New Southgate Overground Station (20 minutes to King's Cross or Moorgate). It benefits from excellent transport connections, including well-served bus routes and convenient access to the M1 and M25 via the North Circular (A406) Local shopping areas include Southgate, Whetstone, and Finchley, with the popular Brent Cross Shopping Centre nearby. This is a rare opportunity to secure a well-located family home with significant potential in a sought-after area.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





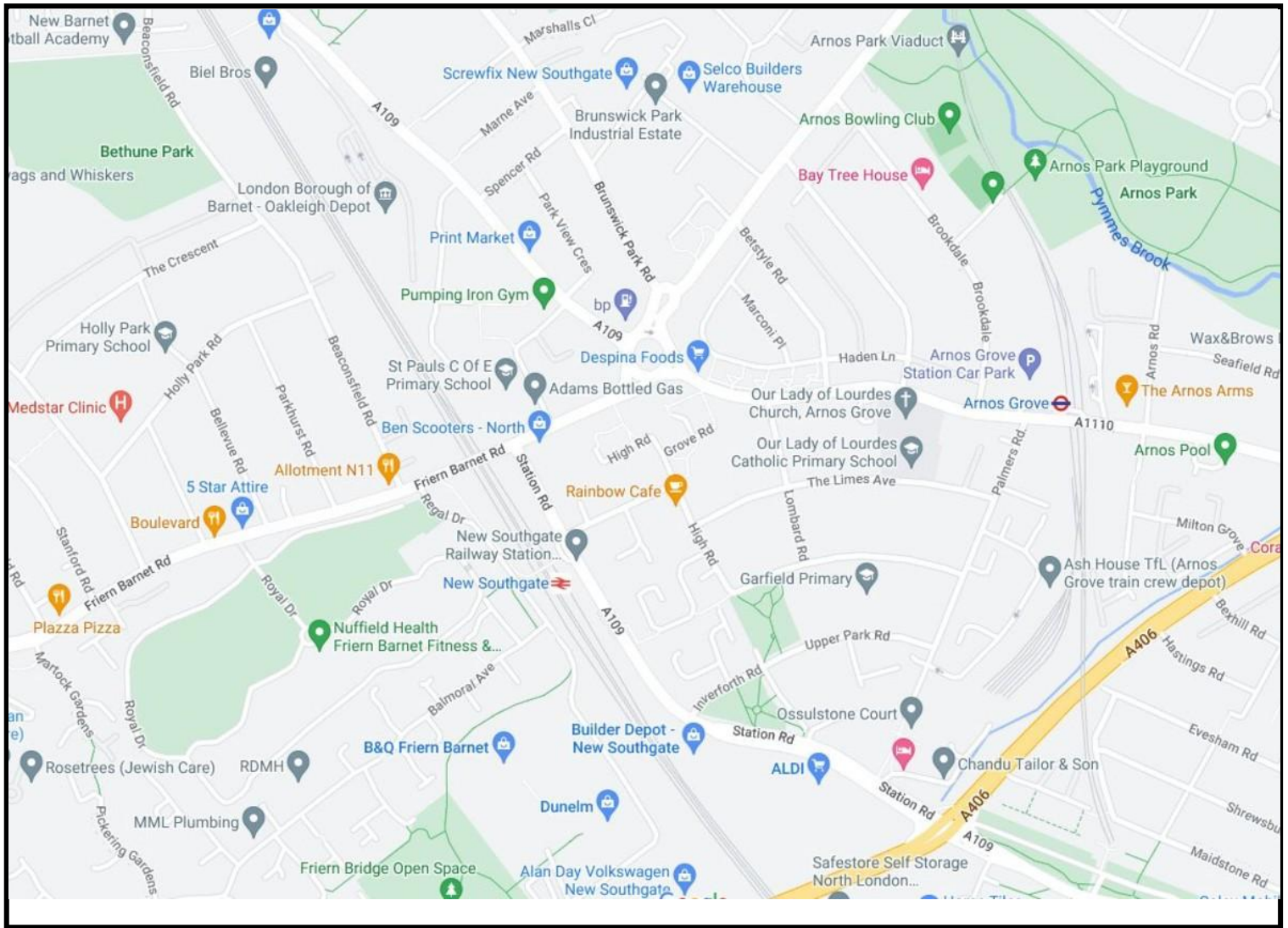
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Park View Crescent, New Southgate, London, N11

Approximate Area = 878 sq ft / 81.5 sq m (excludes store)

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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