



## Park View Crescent, N11 1JY OFFERS IN EXCESS OF **£545,000** 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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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.

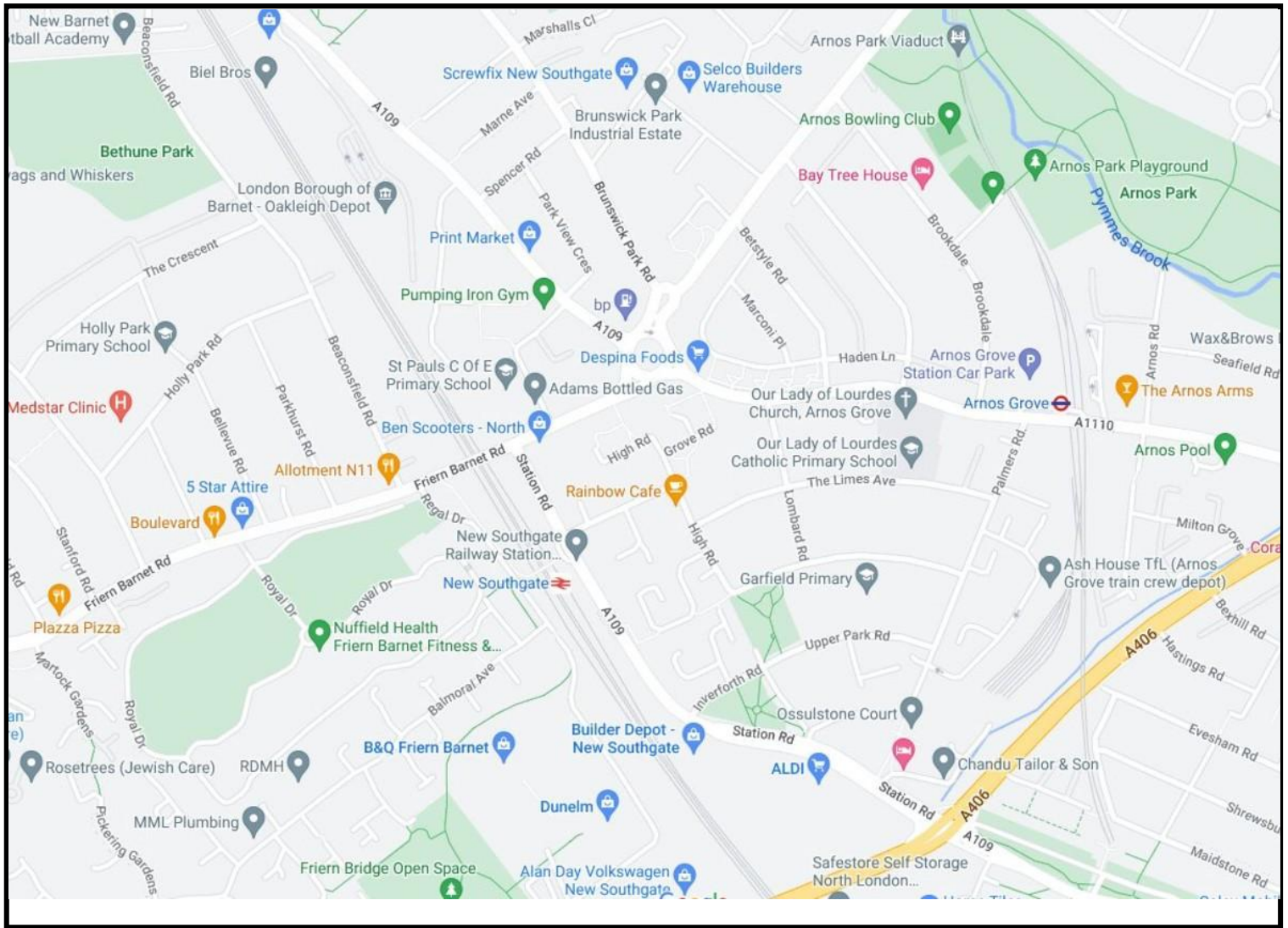


# Park View Crescent, New Southgate, London, N11

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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