



OFFERS IN EXCESS OF
£599,950 Freehold
Empire Avenue
N18



PROPERTY SUMMARY

Rarely available to the market, this substantial semi-detached family home extends to approximately 1,798 sq ft and occupies a highly desirable residential turning just off Pasteur Gardens. Requiring updating, the property presents an exciting opportunity to modernise and enhance a generously proportioned residence, creating a superb family home tailored to individual tastes and requirements.

Upon entering, a spacious entrance hall provides access to the principal living areas. The ground floor features two generous reception rooms, a convenient downstairs bathroom and a conservatory, creating a versatile layout ideal for both everyday family life and entertaining. The kitchen enjoys a natural relationship with the outdoor space.

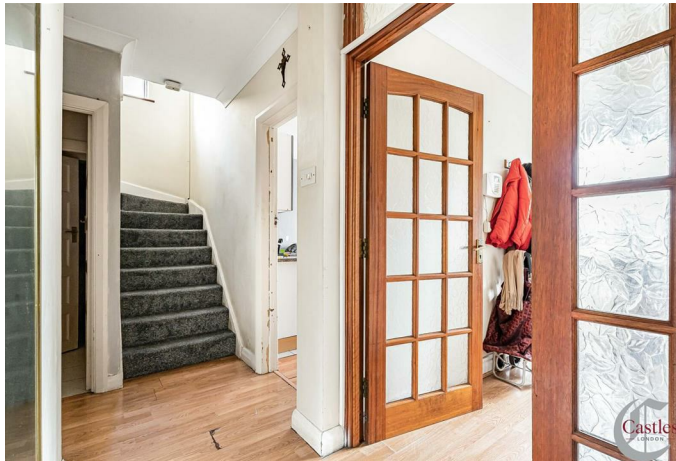
A particular highlight is the property's uninterrupted outlook over Tottenham Recreation Ground, offering a wonderful sense of openness and a pleasant green backdrop. The property further benefits from a private driveway and garage, providing excellent off-street parking and valuable additional storage.

The property also offers scope for future enhancement, subject to the necessary planning permissions and consents.

Situated within the desirable N18 area, the property is conveniently located for a range of local amenities, independent shops, cafés and everyday conveniences, with transport connections towards Central London and surrounding areas. The area is also well suited to families, with a selection of highly regarded schools nearby, while parks and open spaces provide opportunities for leisure and recreation.

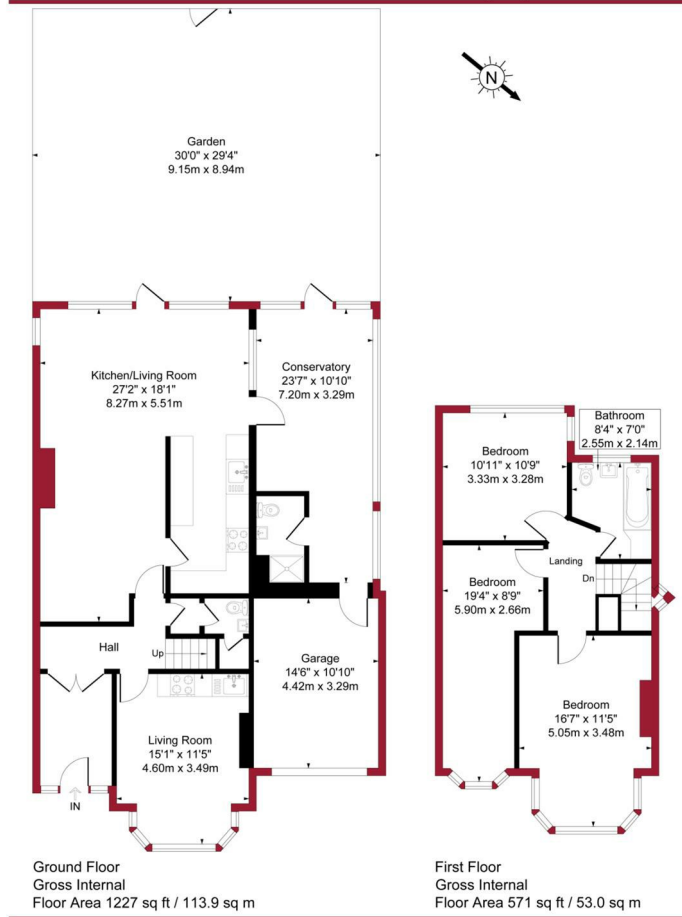
An exceptional opportunity to acquire a substantial semi-detached family home, combining approximately 1,798 sq ft of accommodation, two reception rooms, a conservatory, downstairs bathroom, private driveway, garage and an enviable open outlook in a desirable North London location.





Empire Avenue, London, N18

Approximate Gross Internal Area = 1798 sq ft / 166.9 sq m
Including Garage



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Transport:

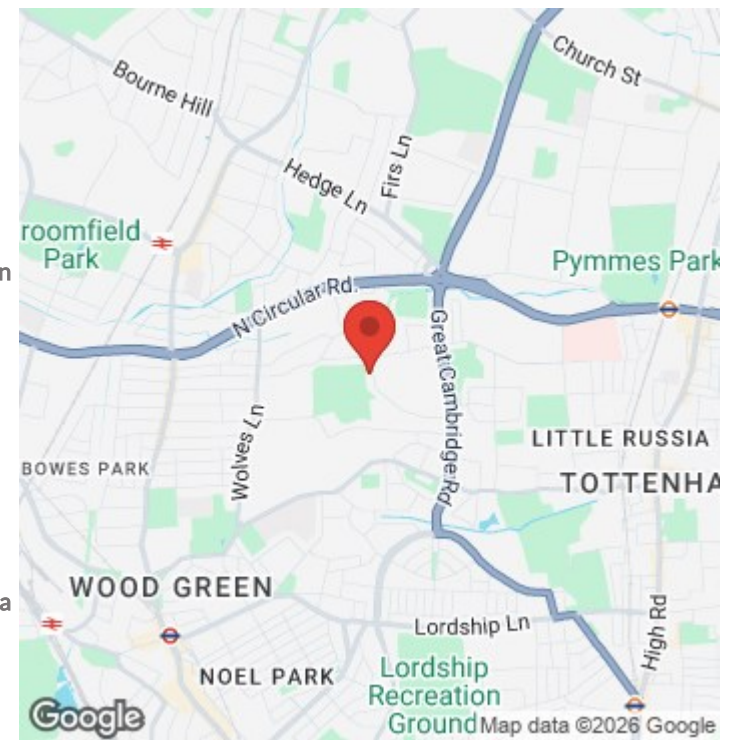
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and-display parking along Green Lanes and nearby.



House - Semi-Detached

Council: Enfield

Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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