



Castles

ASKING PRICE

£690,000

Livingstone Road

Palmers Green, N13 4SD

Castles

## PROPERTY SUMMARY

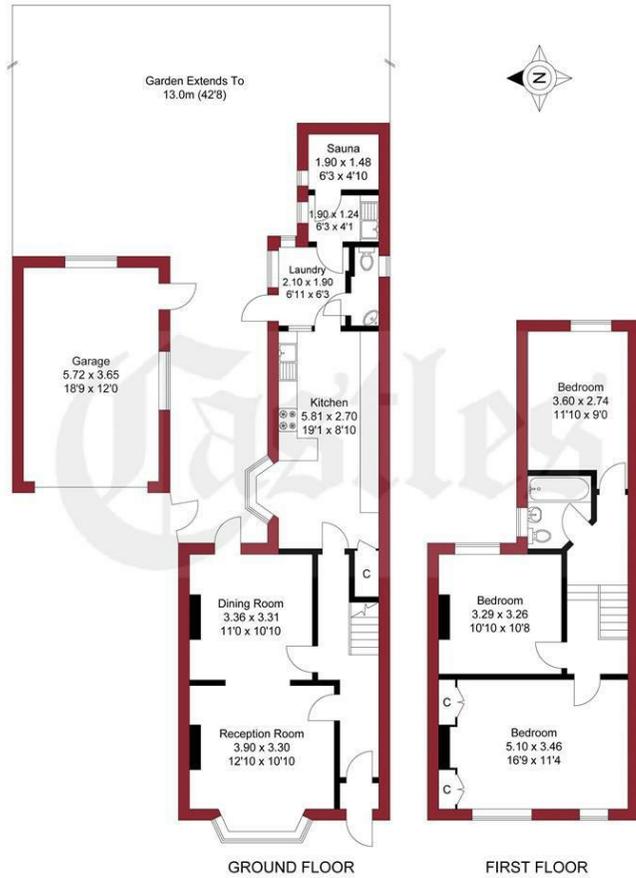
This is a fantastic opportunity to acquire a charming 3-bedroom, semi-detached family home built in the 1900s, offering great potential for modernisation. The property features two intercommunicating reception rooms, a kitchen/diner, a convenient downstairs WC, shower room and a sauna. Upstairs, you'll find three bedrooms and a family bathroom. There's also a detached garage to the side with off street parking, providing valuable additional storage or workshop space, the garage also has planning permission granted for an office or gym which can be interpreted into an annex. The property offers ample potential to extend to the side and into the loft (subject to the usual planning consents), making it a great project for those looking to put their personal touch on a home. The property is ideally located just off the North Circular Road, offering easy access to local bus routes and several nearby stations, including Bounds Green, Bowes Park, and Palmers Green, providing excellent transport links. It's also close to a variety of local shops and eateries, making it an incredibly convenient and desirable location for family living. This home is sure to appeal to those seeking a property with potential in a sought-after area. Viewing is highly recommended!

Agent Note: The property was subject to subsidence. All necessary remedial work has been completed, and a Certificate of Structural Adequacy is available, confirming the issue has been fully resolved.





APPROXIMATE GROSS INTERNAL AREA  
 115.37 sqm / 1241.83 sqft (Excluding Garage)  
 136.25 sqm / 1466.58 sqft (Including Garage)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

For a guide to the area please scan this code for more information



House - Semi-Detached  
 Freehold

**Council:**

**Council Tax Band:** E

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

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**

78 Green Lanes  
 Palmers Green  
 London  
 N13 6BE

**OFFICE DETAILS**

020 8888 6081  
 www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	