



Barratt Avenue, N22

£1,195,000

Freehold

Castles



Barratt Avenue, N22

A fabulous, four-bedroom Edwardian family home with an abundance of natural light. Further comprising spacious through-reception onto kitchen diner, leading onto private rear garden (backing onto a private green conservation area). In addition, guest w.c., family bathroom, en-suite to top floor bedroom and storage via cellar and eaves. The property benefits from neutral detailing throughout with a desired blend of period and contemporary features.

The property is ideally positioned on a quiet residential turning within access of an array of desired amenities, including Alexandra Park Station and desired schools, including Alexandra Park School.

*Local Authority: Haringey
Council Tax band: F*

*EPC Rating: C
Current: 70/C Potential: 84/B*

£1,195,000

Freehold

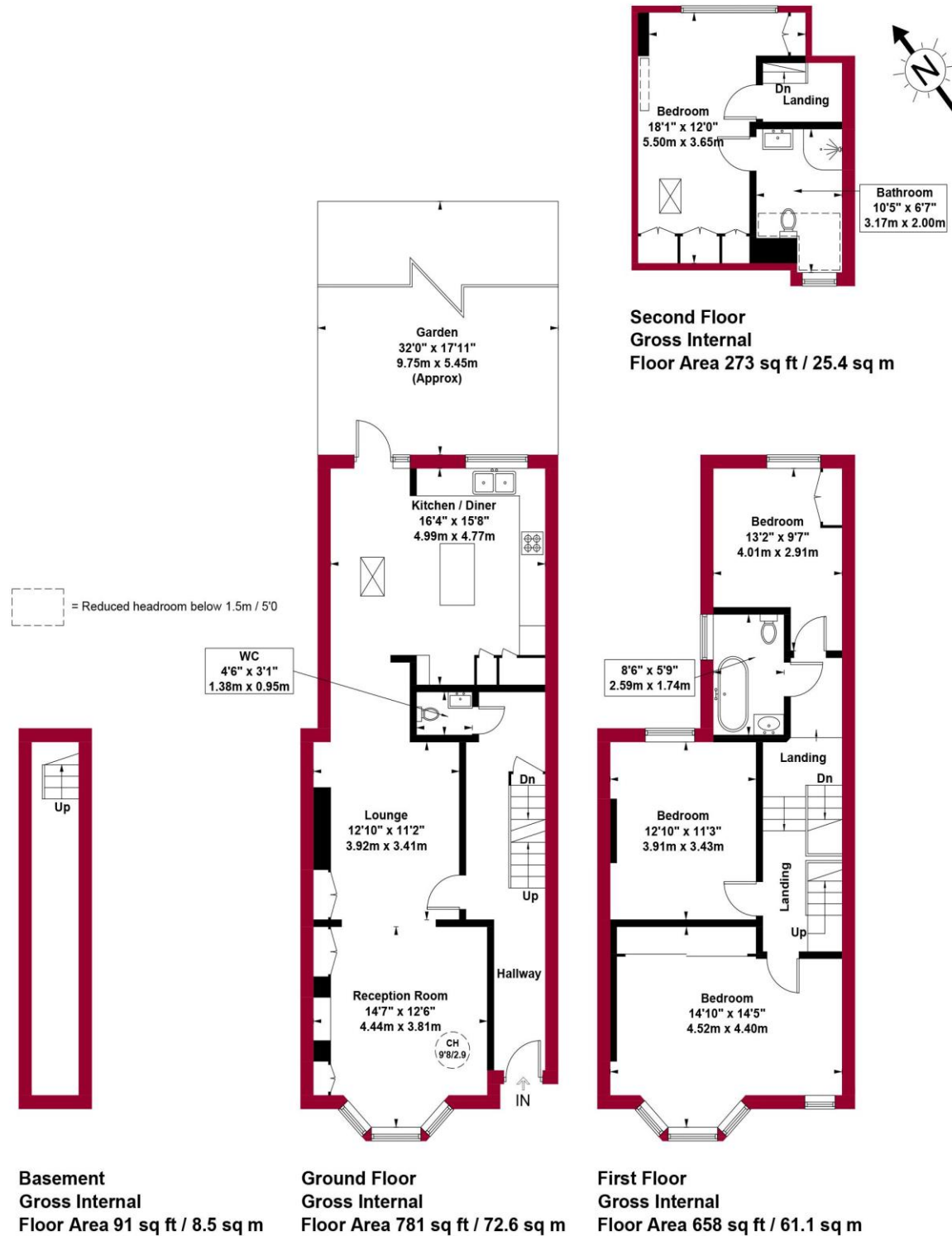
Castles

020 8348 5515
crouchend@castles.london



Barratt Avenue, N22 Approximate Gross Internal Area = 1803 sq ft / 167.6 sq m

Restricted Height = 24 sq ft / 2.2 sq m



An overview of Alexandra Palace

With splendid Victorian architecture, Alexandra Palace provides an impressive living experience. One of the main perks of living in Alexandra Palace is its fantastic transport links, making commuting a breeze. The area is blessed with vibrant local culture through gigs and Farmers Markets taking place on your doorstep. Moreover, the palace and the park's serene atmosphere also contributes to the appeal of the area, offering a blend of tranquility and urban buzz. Whether it's the local cafes, bars, or the various shopping options, the area has a lot to offer, which makes Alexandra Palace an ideal place to consider living.

Muswell Hill's quieter eastern neighbour, the streets north of the Palace and the Park are popular with families who move there for the spacious period housing and excellent state schools. The hill also offers stunning views over London and plentiful green space so is a popular spot for a stroll.

Alexandra Palace was built in 1873 as the north London equivalent of Crystal Palace. It regularly attracts world-famous talent for concerts and exhibitions, while its surrounding park spreads across 80 hectares of hilly and flat terrain, offering fantastic views of London. The building was also the location for the world's first public television broadcast in 1936, after the BBC leased part of the building as a production and transmission centre.

Education

Alexandra Palace is home to many families who have moved to the area specifically for its popular and oversubscribed state schools. Rhodes Avenue Primary School is a particularly popular option, rated 'outstanding' by Ofsted. Comprehensive co-ed Alexandra Park secondary school was also rated 'outstanding' for both the school and sixth form.

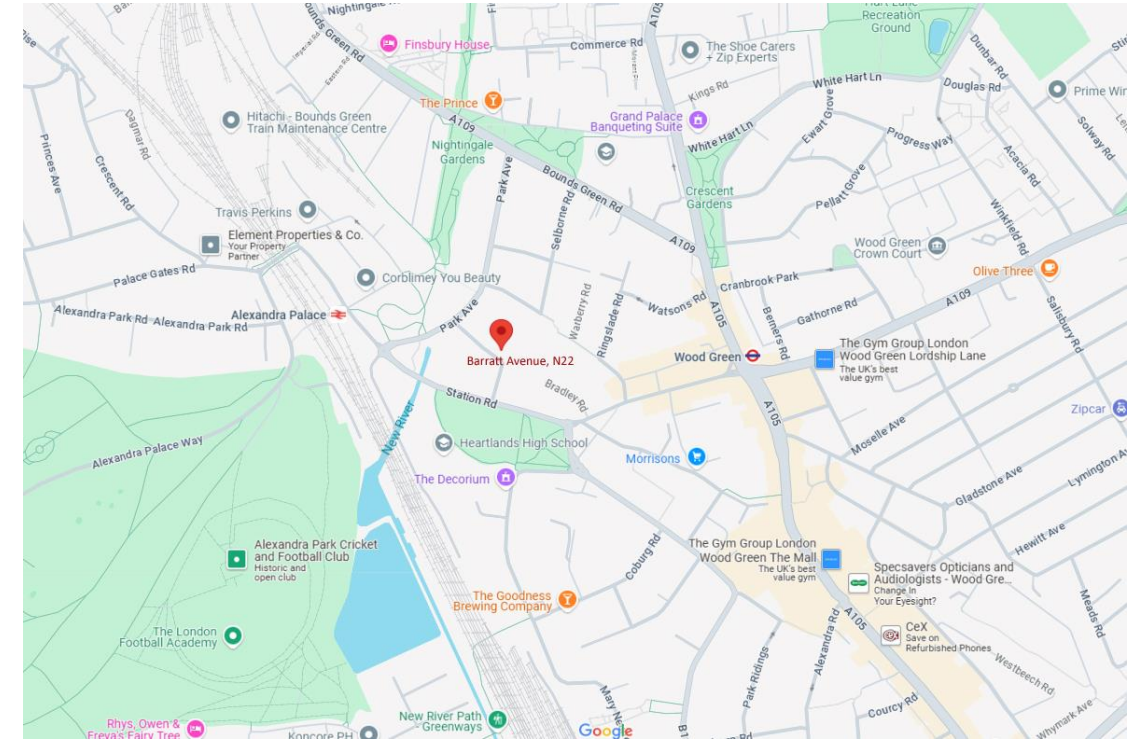
Recreational Grounds & Amenities

Walkers are well provided for by the abundant green space in the area and there is a large and friendly dog-walking community in Alexandra Palace Park, which has a boating lake and a cafe. Alexandra Palace itself is home to an ice-skating rink, theatre and BBC museum amongst other attractions. Golfers are well served by Muswell Hill Golf Club while Albert Road Recreation Ground has numerous sports facilities for both adults and children including tennis and basketball courts, football and cricket pitches and a bowling green, as well as the Pavilion Café.

Also popular is the Parkland Walk, which runs from Finsbury Park to Alexandra Palace.

Transportation

Bowes Park British Rail Stations nearby as well as links to Central London via Bounds Green & Wood Green tube stations. The area is also served by popular bus routes along Green Lanes. Bus routes 34, 102, 121, 141, 232, 329, W6, W9 and the N29 all operate locally. The North Circular Road and A10 are the main trunk roads and the A111 through Southgate gives access to the M25 motorway at junction 24.



Castles

12 Topsfield Parade, Crouch End
London N8 8PR
020 8348 5515
crouchend@castles.london
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

