



Morley Avenue, N22

Guide Price £650,000-£675,000

Freehold

Castles

Morley Avenue, N22 6NG

Castles are pleased to offer this rare double fronted Victorian house located in the desirable Noel Park. The property offers two double bedrooms, two reception rooms with one being used as a third bedroom on the ground floor with an en-suite bathroom, shower cubicle and underfloor heating. Also benefitting from an extended kitchen diner and 40ft South facing garden. The property is located moments away from Noel Park Primary School, amenities and transport links to Wood Green.

EPC Rating: D
Current: 66 Potential: 87

Council Tax Band: C

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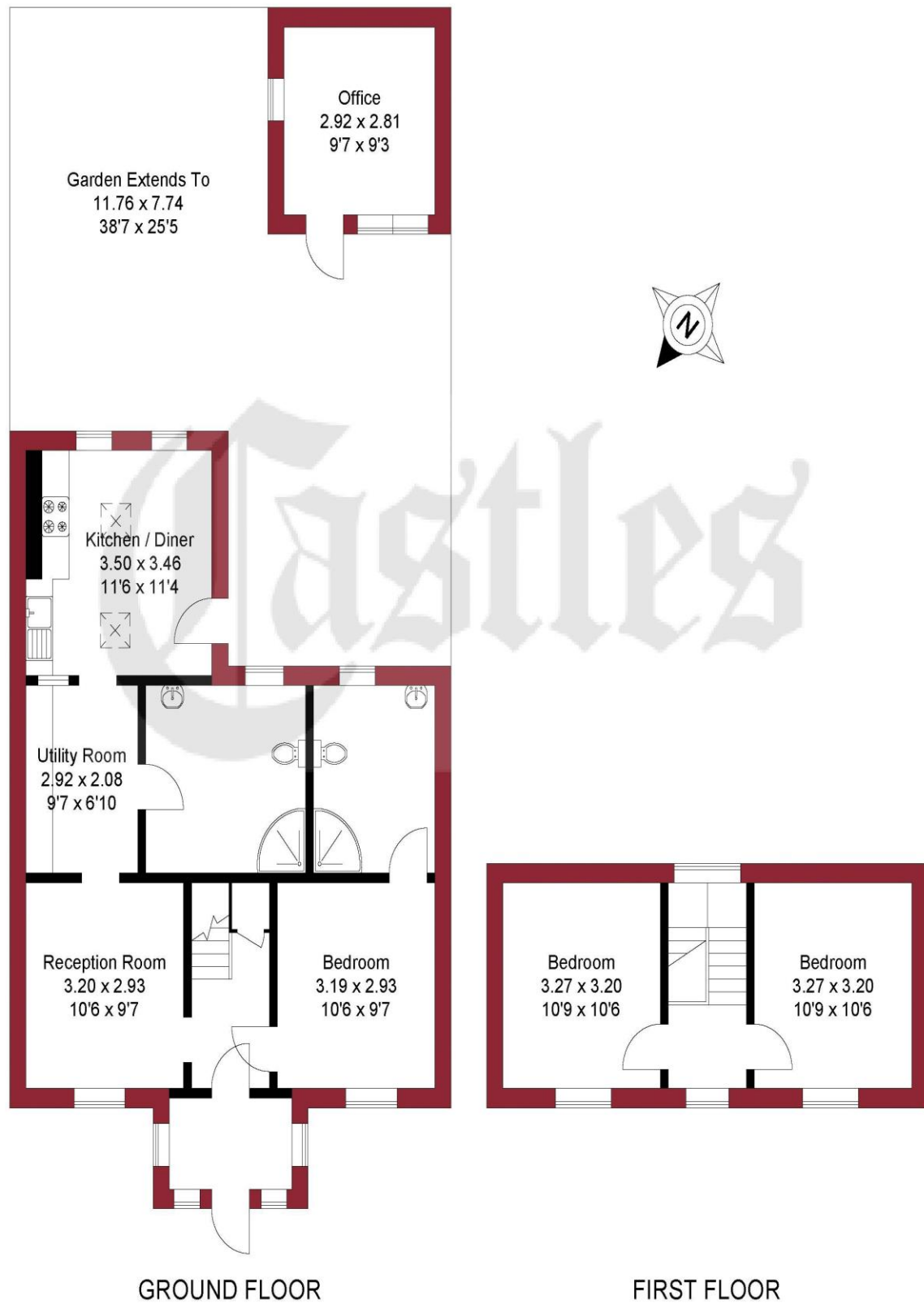
Castles

020 8888 6081
palmersgreen@castles.london





APPROXIMATE GROSS INTERNAL AREA
 88.27 sqm / 950.13 sqft (Excluding Office)
 96.48 sqm / 1038.50 sqft (Including Office)



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An overview of Wood Green

Wood Green is a small, vibrant town located on the outskirts of North London which has a diverse population and historic architecture. There is a diverse selection of shops, restaurants, independently- owned bars and cafes, beauty salons, sport facilities and recreational grounds. Many of the bars, restaurants and cafes overlook the beautiful open space of Broomfield Park.

History

In the latter half of the 19th century and before urbanisation Wood Green was part of Tottenham and covered by woodland called Tottenham Wood, hence the original name of the area, Tottenham Wood Green. The 18 acre area was auctioned off as 'Wood-Green' in 9 separate plots on 13 August 1806 by local agent Prickett and Ellis at Garraway's Coffee house in Cornhill, London.

Housing Stock

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Wood Green attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

Shopping, food and drink

Wood Green Shopping Centre offers an array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on Green Lanes include upmarket restaurants and supermarkets as well as numerous cafes/ coffee shops and bars spilling out onto the pavements. Whether one is looking for traditional English grub or somewhere that serves something a little more Mediterranean, there is no shortage of options, elegant restaurants, bars and pubs to suit all tastes.

Recreational Grounds & Amenities

There are plenty of open green spaces in and around the area, including Woodside Park. Additionally there is a number of fitness centres, Tennis & Cricket clubs and Arnos Grove swimming pool.

Transportation

Wood Green has excellent transport links with 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



78 Green Lanes, Palmers Green,
 London, N13 6BE
 020 8888 6081
 palmersgreen@castles.london
 www.castles.london

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 The Property Ombudsman A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.
 NAEA National Association of Estate Agents