

Grenoble Gardens, London, N13 6JD



£550,000

Kings Group are delighted to present this chain-free Edwardian Three-Bedroom Semi-Detached Home with Full Renovation Potential. A rare opportunity to acquire a charming Edwardian semi-detached house, offered chain-free and brimming with potential. This three-bedroom property requires full modernisation, providing the perfect canvas to create a contemporary family home. The layout includes two spacious reception rooms, a galley-style kitchen, two double bedrooms, a single bedroom, a separate bathroom, and a separate w.c., complemented by front and rear gardens.

Situated on Grenoble Gardens, the property is just a short stroll from the vibrant shops, restaurants, and cafés along Green Lanes. Excellent transport links include nearby Palmers Green and Bowes Park mainline stations, as well as Wood Green underground station. Families will appreciate the proximity to highly regarded schools, such as St Michael at Bowes CofE Primary School and St Thomas More Catholic School.

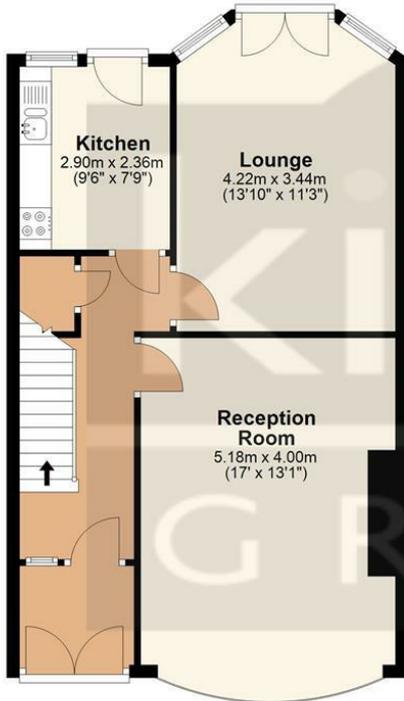
This home offers an exciting opportunity for buyers looking to renovate, extend, and personalise a property in a highly desirable location. With scope to enhance both living space and value, it represents an ideal project for those seeking a bespoke family residence in a well-connected area.





Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



Total area: approx. 115.0 sq. metres (1238.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Grenoble Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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