



APPROX. GROSS INTERNAL FLOOR AREA 1603 SQ FT / 149 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Makepeace Avenue  
 date 27/05/24  
 photoplano



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	48	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.



## Makepeace Avenue N6 6EL Freehold £2,200,000

AVAILABLE FOR THE FIRST TIME IN NEARLY 25 YEARS

On the much sought after Holly Lodge Estate is an opportunity to purchase a FOUR bedroom DETACHED family home in need of modernisation but with ample scope to enlarge the accommodation further (STPP) with a loft conversion and rear ground floor extension.

The house currently provides two receptions, kitchen, four bedrooms, family bathroom & guest WC/shower as well as a good size garden

OFFERED CHAIN FREE

# Makepeace Avenue, London N6 6EL

