FOR SALE

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NORTHCOTT AVENUE, WOOD GREEN, LONDON, N22

4 1

A truly stunning four bedroom end of terrace Victorian family home filled with character and charm.

The ground floor features a bright & spacious double lounge with an open fireplace featuring original floorboards and large pine wood doors. The kitchen dining room is one of the most important rooms in any house and they don't get more charming than this filled with pine wood units, doors and original floorboards leading onto the kitchen area. The ground floor benefits from a downstairs room which can be used as a home office or kids playroom. On the first floor, there are three double bedrooms, one single bedroom and a family bathroom.

The house has the potential to be extended subject to planning permission and features a spacious loft with windows which has the potential to be turned into a stunning fifth bedroom with an ensuite bathroom.

Not only is the house filled with original features, charm and the potential to extend but also ideally located. Northcott Avenue is in the catchment area for a number of schools rated Ofsted outstanding. Alexandra Palace and Bounds Green station are within walking distance not forgetting Alexandra Palace its self and the numerous local shops and restaurants.

FRONT LOUNGE

4.75m X 3.61m 15’7” X 11’10”

The front lounge faces the front of the house and features a stunning bay window with wooden frame sash windows filling the room with natural light and original varnished floorboards.

Beautiful high ceilings with decorative cornice and ceiling rose.

Fireplaces appeal to all the senses, with the illumination of a flame lighting a room on a cold winter’s evening and smoke gently pluming out of the chimney. There’s nothing more inviting than returning home from a walk to a gently burning fire.

BACK LOUNGE

4.55m X 4.03m 14'11" X 13'3"

The back Lounge is located to the rear of the house and features classic Victorian panelled pine doors and wooden framed french doors leading out to a landscaped garden.

DOUBLE LOUNGE

Both lounge areas are filled with light from the front and back of the house but can be closed off with the charming classic pinned doors when you want to separate the rooms.

DINING ROOM

4.17m X 3.57m 13'8" X 11'9"

One of the most important rooms in any house is the dining room and they don't get any more charming than this filled with pine wood, original floorboards and high ceilings.

KITCHEN

3.10m X 2.15m 10’2” X 7’1”

Located off the dining room is the kitchen which is fitted with large gloss white units giving loads of storage space for all your cooking accessories and features integrated appliances and access to the garden.

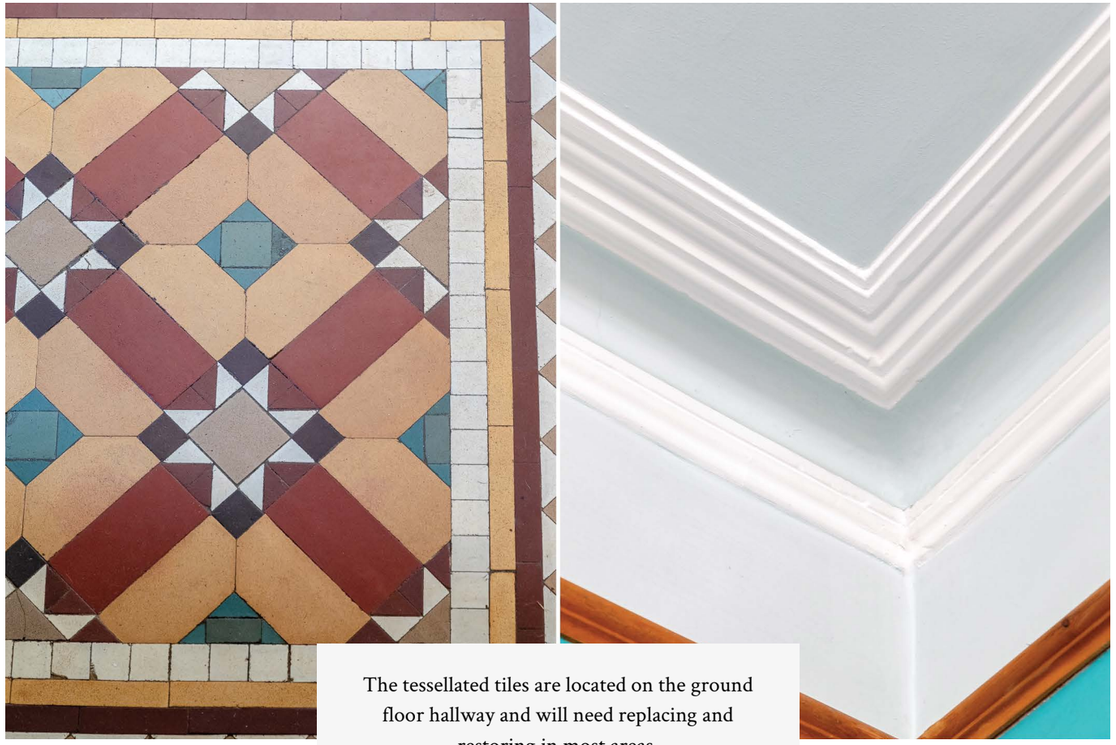
GARDEN

Beautiful west facing garden with external storage, outdoor WC perfect for when having garden parties. The garden further benefits from having a side entrance.

DOWNSTAIRES ROOM

3.88m X 2.35m 12'9" X 7'9"

To the front of the building, there is a good-sized room perfect for a home office or kids playroom. The room features solid wood flooring, high ceilings and original sash window.



The tessellated tiles are located on the ground floor hallway and will need replacing and restoring in most areas.

BEDROOM ONE

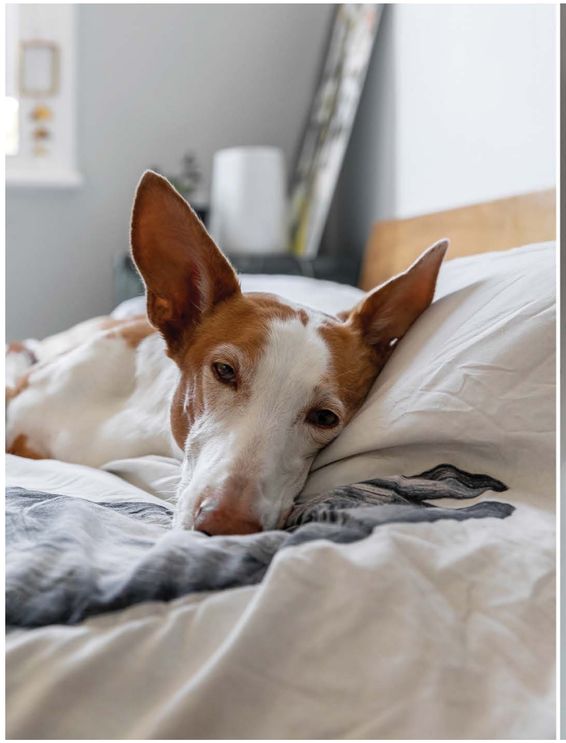
4.75m X 4.08m 15'7" X 13'5"

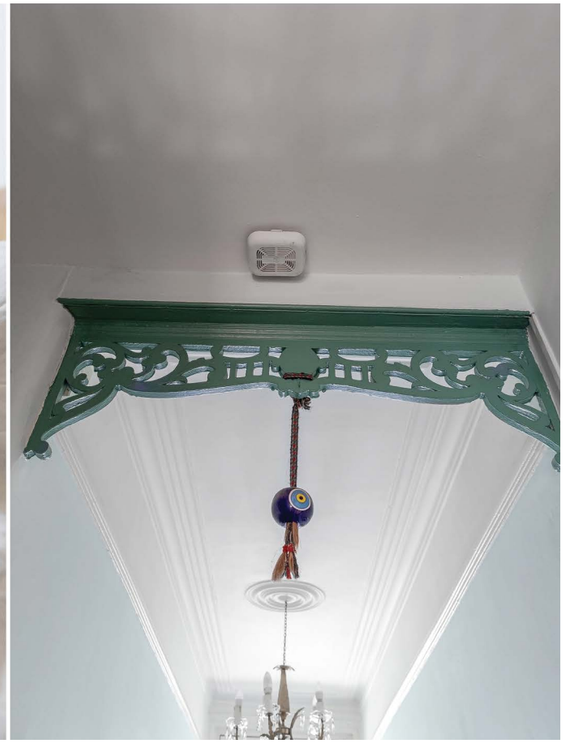
Bedroom one faces the front of the house featuring beautiful bay windows with original sash windows saturating the room with natural light. Further benefiting from high ceilings with decorative cornice and ceiling rose.

BEDROOM TWO

4.88m X 4.03m 16'" X 13'3"

Bedroom two faces the rear of the house and has dual aspect views looking out over the garden and front of the house. It featuring double glazed sash windows and original floorboards.





BEDROOM THREE
3.20m X 2.95m 10’6” X 9’8”

Bedroom three faces the front of the house and is a good-sized double room with wooden sash windows.

BEDROOM FOUR
2.83m X 2.15m 9’3” X 7’1”

Bedroom four faces the back of the house and is a single room with space for a wardrobe.

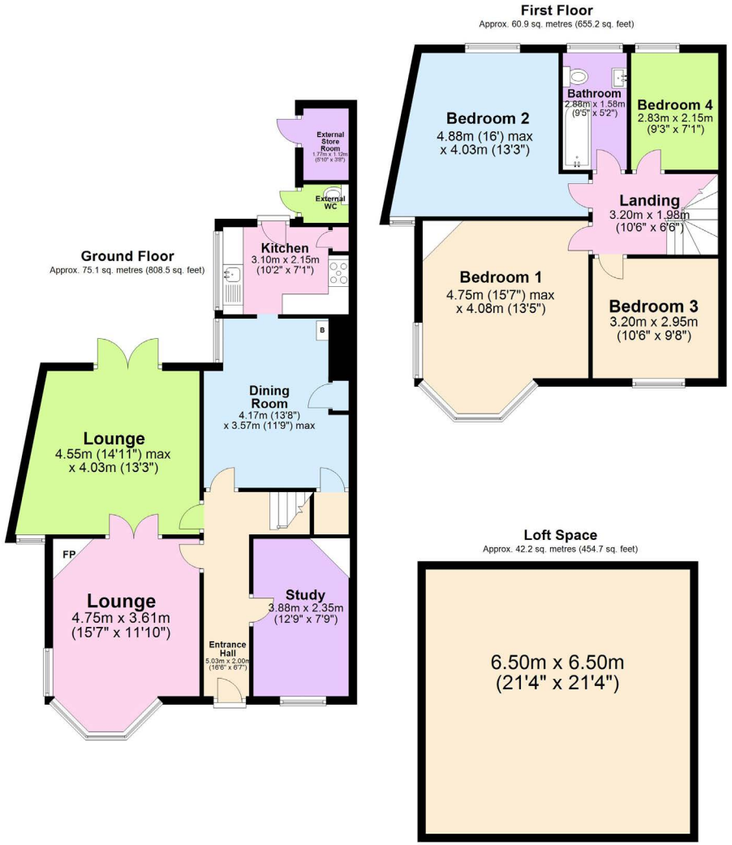
BATHROOM

2.88m X 1.58m 9'5" X 5'2"

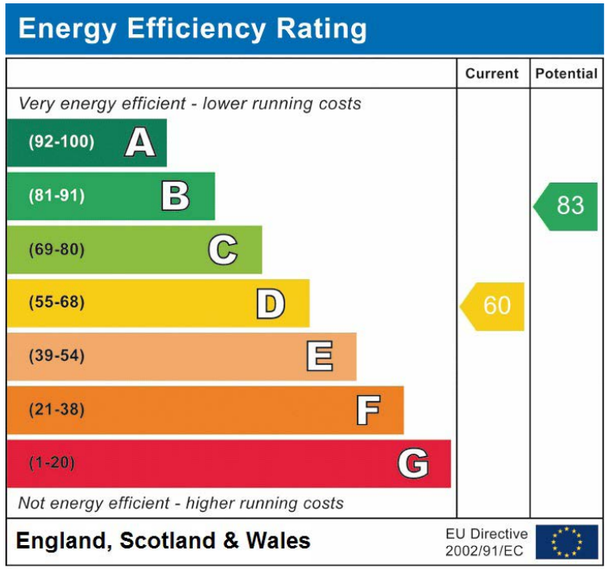
The bathroom is located to the back of the house and looks out over the top of the garden. The bathroom features a heated towel rail and bathtub with a glass shower screen.

FLOOR PLAN

178.2 sq. metres 1918.4 sq. feet

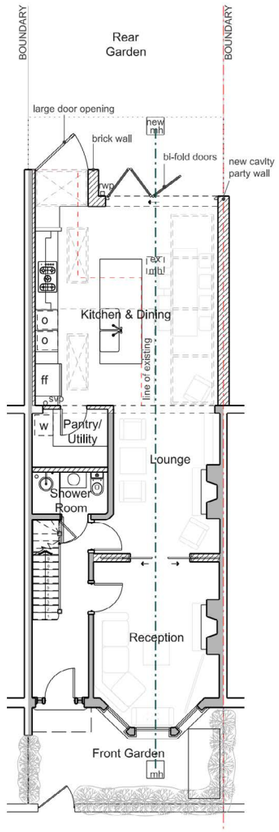


EPC

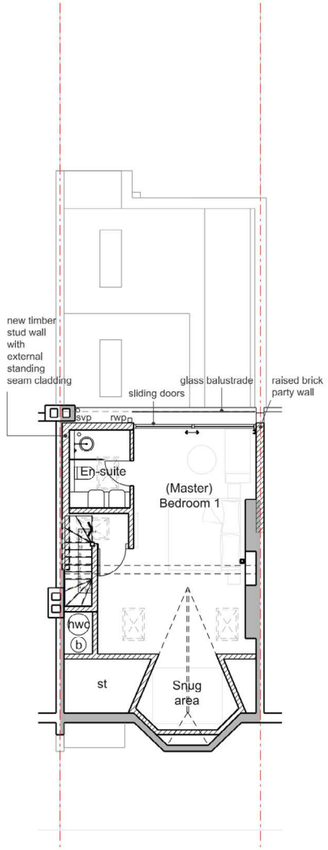


POTTENTIAL TO EXTEND STPP

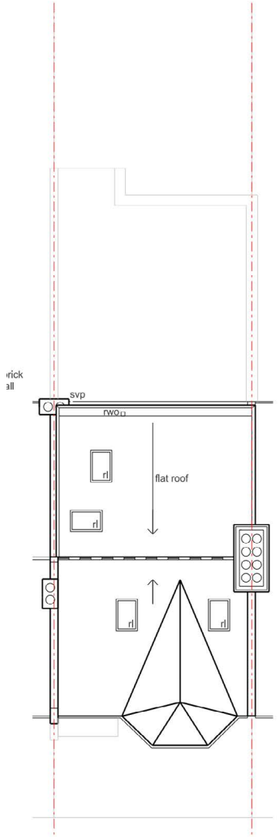
Example from 30 Northcott Avenue planning application



01 / 1011 PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A3



03 / 1011 PROPOSED SECOND FLOOR PLAN
SCALE 1:100@A3



04 / 1011 PROPOSED ROOF PLAN
SCALE 1:100@A3

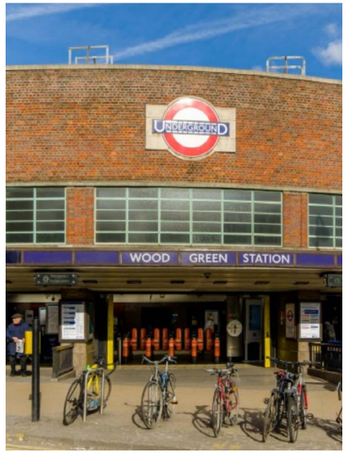
The key proposals are as follows:

- Dormer set in pitched roof using standing seam metal cladding (in zinc / lead).
- Rear ground floor extension consisting of a pitched roof and glass roof lights, filling in the side to the existing toilet and coal store.
- Rear ground floor bi-fold doors and a separate single door.

WHAT THE OWNERS LOVE

The Prince is just over Bounds Green Road, it is privately owned and is a welcoming family pub which has interesting pop-up restaurants, brews its own beer and prides itself on its selection of real ales and organic wines. The Gate is also a good family pub serving tasty Sunday lunches, conveniently situated for a refreshing drink after a relaxing walk in Alexandra Park.

Located next to the gate is Avenue gardens, a community green, full of local families enjoying picnics in the sun and a great place for kids to play.



TRANSPORT LINKS

Alexandra Park station is a delightful Victorian station; it has an excellent cafe serving delicious pastries and snacks. The line is direct to Moorgate in 23 minutes and is also on the London Overground network which means you can travel anywhere in London very efficiently. There are buses on Bounds Green Road and also buses to Crouch End, Muswell Hill and Wood Green outside the station.

SCHOOL SUMMARY TABLES

Schools catering to infant-age children

School name	Rated	Last rated	Distance from property
Trinity Primary Academy	Outstanding	2016	0.2 miles
Octagon AP Academy	Not Rated		0.2 miles
St Michael's CofE Primary School	Good	2016	0.3 miles
St Paul's RC Primary School	Good	2019	0.3 miles
Bounds Green School	Outstanding	2017	0.5 miles

Schools catering to junior-age children

School name	Rated	Last rated	Distance from property
Trinity Primary Academy	Outstanding	2016	0.2 miles
Octagon AP Academy	Not Rated		0.2 miles
St Michael's CofE Primary School	Good	2016	0.3 miles

Secondary schools

School name	Rated	Last rated	Distance from property
Heartlands High School	Good	2019	0.2 miles
Octagon AP Academy	Not Rated		0.2 miles
St Thomas More Catholic School	Outstanding	2013	0.5 miles
Alexandra Park School	Outstanding	2011	0.7 miles

Sixth form schools

School name	Rated	Last rated	Distance from property
St Thomas More Catholic School	Outstanding	2013	0.5 miles
Alexandra Park School	Outstanding	2011	0.7 miles

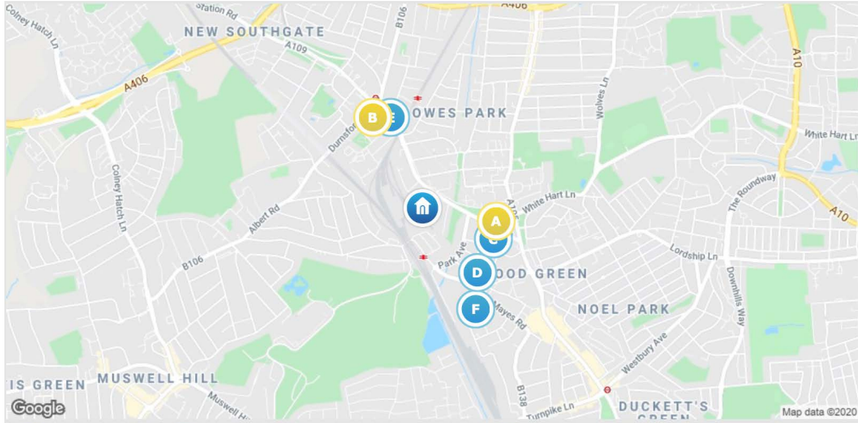
Secondary schools catering to children with SEN

School name	Rated	Last rated	Distance from property
Area 51 Education Ltd	Not Rated		0.6 miles
Riverside School	Good	2016	1.0 miles

Private schools

School name	Rated	Last rated	Distance from property
Greek Secondary School of London	Not Rated		0.3 miles

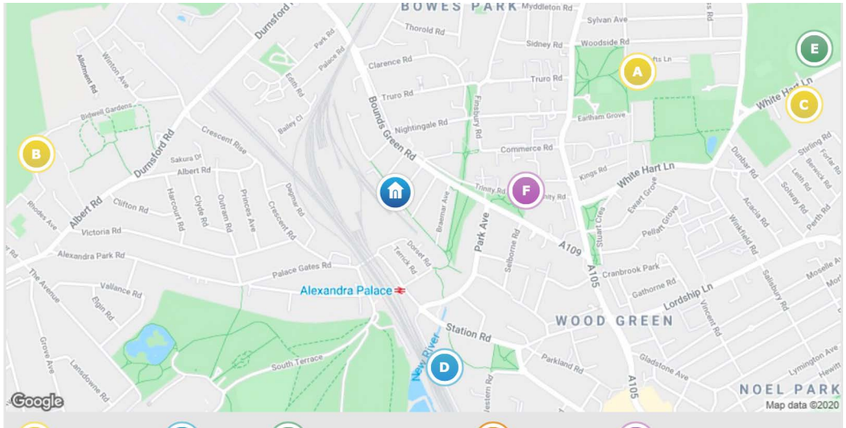
PRIMARY SCHOOL MAP



Outstanding | Good | Requires Improvment | Inadequate | Not Rated

SCHOOL	SCHOOL NAME AND TYPE	OVERSUBSCRIPTION AND ADMISSION STATUS	2013 KEY STAGE 2 % ACHIEVING EXPECTED LEVEL	OFSTED GRADE
A	Trinity Primary Academy Academy sponsor led	Oversubscribed Inside admission area	This school 86% Local Area Average 89% National Average 80%	Outstanding
B	Bounds Green Infant School Community school	Oversubscribed Inside admission area	This school Local Area Average National Average Not Known	Outstanding
C	St Michael's CofE Primary School Academy converter	Not oversubscribed Inside admission area	This school 92% Local Area Average 89% National Average 80%	Good
D	St Paul's RC Primary School Voluntary aided school	Oversubscribed This catchment area is currently unknown	This school 96% Local Area Average 89% National Average 80%	Good
E	Bounds Green Junior School Community school	Oversubscribed This catchment area is currently unknown	This school 90% Local Area Average 89% National Average 80%	Good
F	Alexandra Primary School Community school	Not oversubscribed Inside admission area	This school 83% Local Area Average 89% National Average 80%	Good

SECONDARY SCHOLLS MAP



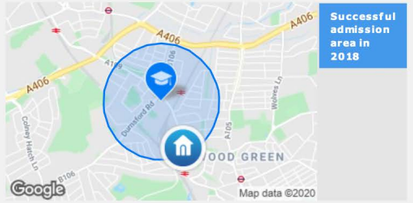
Outstanding | Good | Requires Improvment | Inadequate | Not Rated

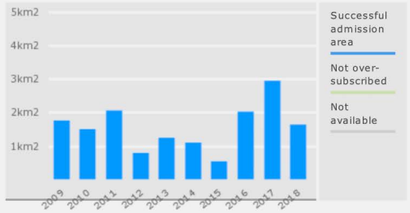
SCHOOL	SCHOOL NAME AND TYPE	OVERSUBSCRIPTION AND ADMISSION STATUS	EXAM RESULTS (2014) GCSE	OFSTED GRADE
A	St Thomas More Catholic School Academy converter	Oversubscribed This catchment area is currently unknown	This school 30% Local Area Average 54% National Average 53%	Outstanding
B	Alexandra Park School Academy converter	Oversubscribed Outside admission area	This school 77% Local Area Average 54% National Average 53%	Outstanding
C	Woodside High School Academy converter	Oversubscribed Inside admission area	This school 71% Local Area Average 54% National Average 53%	Outstanding
D	Heartlands High School Academy converter	Oversubscribed Inside admission area	This school 62% Local Area Average 54% National Average 53%	Good
E	Footsteps Trust Other independent school	Unknown This catchment area is currently unknown	This school Local Area Average National Average Not Known	Requires improvement
F	Greek Secondary School of London Other independent school	Unknown This catchment area is currently unknown	This school Local Area Average National Average Not Known	Not Rated

B Bounds Green Infant School
Community school

School Admission area trend

Oversubscribed - Inside admission area | **Harder to get a place**





Admissions for pupils

Admission based on proximity

STATUS	PRIORITY ADMISSION	CUT OFF TYPE	CUT OFF DISTANCE	AVAILABLE PLACES	NUMBER OF APPLICANTS	PLACES FOR SIBLINGS
Oversubscribed	No catchment area	Straight line	721 meters outside catchment	90 pupils	Not Known	Not Known

School Information

NUMBER OF PUPILS	AGE RANGE	CLASSROOM SIZE	RELIGION	ENGLISH AS FIRST LANGUAGE	GENDER SPLIT (BOYS/GIRLS)	PUPILS TAKING FREE MEALS
270	3 -7 years old	31 pupils	Does not apply	57 % of pupils	56% - 44% of pupils	13 % of pupils

School Performance

KS2: ACHIEVING EXPECTED LEVEL (2015)

Not Known

KS2: EXCEEDING EXPECTED LEVEL (2015)

Not Known

OFSTED INSPECTION RESULTS:
View Report

CRITERIA	'08	'10	'13	'17
Overall Grade:	2	3	2	1
Quality of Teaching:	2	3	2	1
Achievement of Pupils:	2	3	2	1
Behaviour and Safety of Pupils:	2	2	1	1
Leadership and Management	2	3	2	1

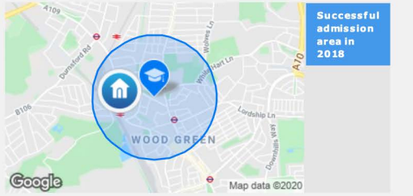
1 - Outstanding **2** - Good **3** - Requires Improv. **4** - Inadequate **NR** - Not Rated

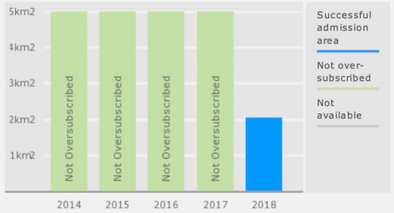
ADDRESS: Bounds Green Road , N11 2QG
TELEPHONE: 020 8888 8824
WEBSITE: http://www.boundsgreenschool.co.uk/
HEADTEACHER: Mr William Wawn

A Trinity Primary Academy
Academy sponsor led

School Admission area trend

Oversubscribed - Inside admission area | **Harder to get a place**





Admissions for pupils

Admission based on proximity

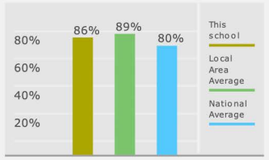
STATUS	PRIORITY ADMISSION	CUT OFF TYPE	CUT OFF DISTANCE	AVAILABLE PLACES	NUMBER OF APPLICANTS	PLACES FOR SIBLINGS
Oversubscribed	No catchment area	Straight line	807 meters outside catchment	60 pupils	Not Known	Not Known

School Information

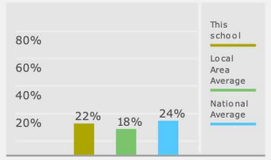
NUMBER OF PUPILS	AGE RANGE	CLASSROOM SIZE	RELIGION	ENGLISH AS FIRST LANGUAGE	GENDER SPLIT (BOYS/GIRLS)	PUPILS TAKING FREE MEALS
434	3 -11 years old	28 pupils	None	22 % of pupils	50% - 50% of pupils	14 % of pupils

School Performance

KS2: ACHIEVING EXPECTED LEVEL (2015)



KS2: EXCEEDING EXPECTED LEVEL (2015)



OFSTED INSPECTION RESULTS:
View Report

CRITERIA	'14	'16	'16
Overall Grade:	3	1	1
Quality of Teaching:	3	1	1
Achievement of Pupils:	3	1	1
Behaviour and Safety of Pupils:	2	1	1
Leadership and Management	2	1	1

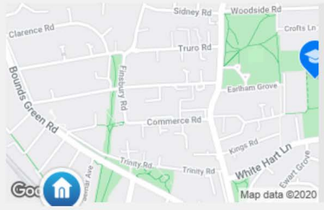
1 - Outstanding **2** - Good **3** - Requires Improv. **4** - Inadequate **NR** - Not Rated

ADDRESS: Bounds Green Road , N22 8ES
TELEPHONE: 020 8888 3736
WEBSITE: http://www.trinityprimaryacademy.org
HEADTEACHER: Ms Melissa Martinez

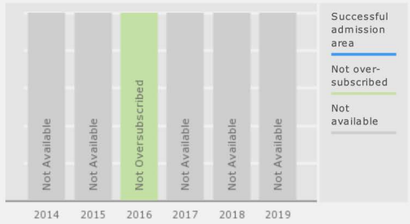
A St Thomas More Catholic School
Academy converter

School Admission area trend

Oversubscribed - This catchment area is currently unknown



This is a Faith School



Admissions for pupils

Admission based on faith

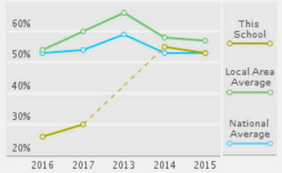
STATUS	PRIORITY ADMISSION	PRIORITY ADMISSION	CUT OFF TYPE	CUT OFF DISTANCE	AVAILABLE PLACES	NUMBER OF APPLICANTS
Oversubscribed	Roman Catholic	No catchment area	Straight line	3349 meters outside catchment	192 pupils	697 pupils

School Information

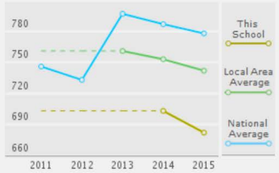
NUMBER OF PUPILS	AGE RANGE	CLASSROOM SIZE	RELIGION	ENGLISH AS FIRST LANGUAGE	GENDER SPLIT (BOYS/GIRLS)	PUPILS TAKING FREE MEALS
1007	11 -18 years old	19 pupils	Roman Catholic	36 % of pupils	56% - 44% of pupils	15 % of pupils

School Performance

GCSE: PUPILS ACHIEVING 5 OR MORE GOOD PASSES (INC ENGLISH AND MATHS)



SIXTH FORM: AVERAGE POINT SCORE PER PUPIL



OFSTED INSPECTION RESULTS: View Report

CRITERIA	'13
Overall Grade:	1
Quality of Teaching:	1
Achievement of Pupils:	2
Behaviour and Safety of Pupils:	1
Leadership and Management	1

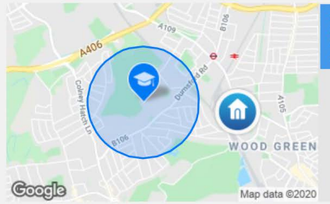
1 - Outstanding **2** - Good **3** - Requires Improv. **4** - Inadequate **NR** - Not Rated

ADDRESS: Glendale Avenue , N22 5HN
WEBSITE: http://www.stthomasmoreschool.org.uk
TELEPHONE: 020 8888 7122
HEADTEACHER: Mr Martin Tissot

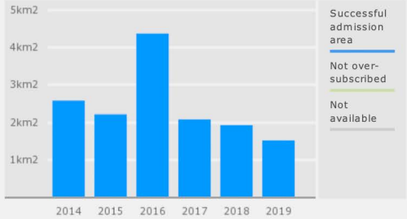
B Alexandra Park School
Academy converter

School Admission area trend

Oversubscribed - Outside admission area **Harder to get a place**



Successful admission area in 2019



Admissions for pupils

Admission based on proximity

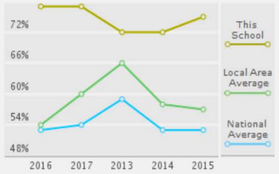
STATUS	PRIORITY ADMISSION	CUT OFF TYPE	CUT OFF DISTANCE	AVAILABLE PLACES	NUMBER OF APPLICANTS	PLACES FOR SIBLINGS
Oversubscribed	No catchment area	Straight line	692 meters outside catchment	232 pupils	1847 pupils	103

School Information

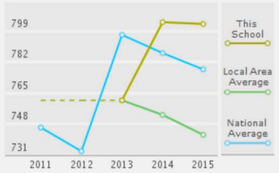
NUMBER OF PUPILS	AGE RANGE	CLASSROOM SIZE	RELIGION	ENGLISH AS FIRST LANGUAGE	GENDER SPLIT (BOYS/GIRLS)	PUPILS TAKING FREE MEALS
1569	11 -18 years old	20 pupils	Does not apply	69 % of pupils	53% - 47% of pupils	12 % of pupils

School Performance

GCSE: PUPILS ACHIEVING 5 OR MORE GOOD PASSES (INC ENGLISH AND MATHS)



SIXTH FORM: AVERAGE POINT SCORE PER PUPIL



OFSTED INSPECTION RESULTS: View Report

CRITERIA	'11
Overall Grade:	1
Quality of Teaching:	1
Achievement of Pupils:	1
Behaviour and Safety of Pupils:	2
Leadership and Management	1

1 - Outstanding **2** - Good **3** - Requires Improv. **4** - Inadequate **NR** - Not Rated

ADDRESS: Bidwell Gardens , N11 2AZ
WEBSITE: http://www.alexandrapark.school
TELEPHONE: 020 8826 4880
HEADTEACHER: Mr Michael McKenzie

GETTING AROUND

National Rail
Alexandra Palace

0.2 miles
4 mins walk

From N22 7DB, the nearest national rail station is Alexandra Palace which is a 4 minute(s) walk.

Tube
Bounds Green (Entrance B)

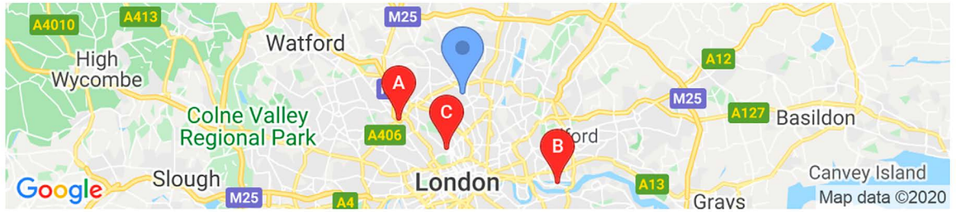
0.5 miles
9 mins walk

The nearest tube station is Bounds Green (Entrance B), which is a 9 minute(s) walk from this property.

Bus
Bus Stop (Nightingale Road (N22))

0.1 miles
2 mins walk

The nearest bus stop to N22 7DB is a 2 minute(s) walk



Motorway

5.1 miles
17 mins drive

From N22 7DB, Junction J1 of the M1 is just under 17 minute(s) drive.

Airport
London City Airport

9.7 miles
33 mins drive

The nearest major international airport is London City Airport, which can be reached in approximately 33 minute(s) drive.

Ferries and Boats
Camden Lock Waterbus

4.3 miles
15 mins drive

From N22 7DB, the nearest ferry or boat crossing is Camden Lock Waterbus and can be reached in 15 minute(s) drive.

AMENITIES

Food shopping

32 Northcott Avenue has plenty of options for grocery shopping, with 9 supermarkets within a reasonable driving time.

Nearest supermarket	Closest convenience store	Major supermarkets within
10 min walk	3 min walk	14 min walk

Supermarkets

W M Morrisons Plc London, N22 6SU	0.5 mi 10 mins walk	
Sainsbury's London, N22 6EJ	0.6 mi 11 mins walk	
Lidl UK Gmbh High Road, London, N22 6HE	0.7 mi 14 mins walk	
The Co-operative London, N8 8SE	1.3 mi 4 mins drive	
Waitrose Green Lanes, London, N13 5TU	1.3 mi 4 mins drive	
Tesco Extra North Circular Road, London, N12 0SH	1.6 mi 5 mins drive	
Asda Stores Ltd High Road, London, N17 9JF	2.3 mi 8 mins drive	
Aldi High Road, Tottenham Hale, London, N17 9TA	2.3 mi 8 mins drive	
Tesco High Road, London, N15 4AJ	2.4 mi 8 mins drive	

Convenience stores

Aylin Food & Wine
Palace Gates Road, London, N22 7BN
0.2 mi
3 mins walk

Alex Xpress
Palace Gates Road, Wood Green, London, N22 7BN
0.2 mi
3 mins walk

Alexandra Superstore
St. Michael's Terrace, London, N22 7SJ
0.2 mi
3 mins walk

Local shops & markets

Sweet Tree Bakery
Crescent Road, London, N22 7RP
0.2 mi
4 mins walk

Mr Butcher
Commerce Road, London, N22 8ED
0.3 mi
6 mins walk

The Tasty Bakery
Commerce Road, London, N22 8ED
0.3 mi
6 mins walk

Wood Green Supermarket
High Road, London, N22 8JX
0.4 mi
7 mins walk

Hellenic Bakery
Myddleton Road, London, N22 8NQ
0.4 mi
8 mins walk

Neo's Bakery & Patisserie
High Road, London, N22 8HH
0.5 mi
9 mins walk

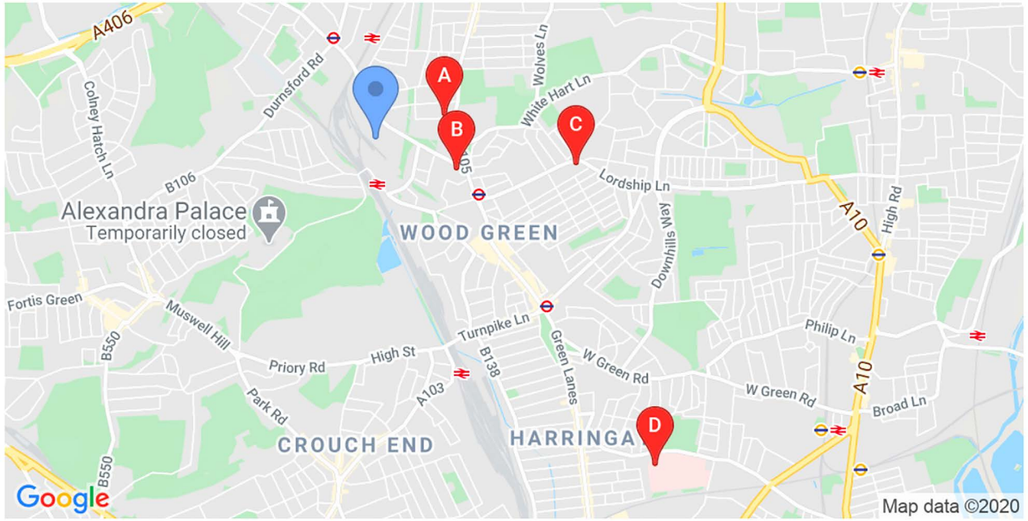
Zloty Polish Shop
High Road, London, N22 6EB
0.6 mi
12 mins walk

The Old Country Bakery
High Road, London, N22 8JW
0.6 mi
12 mins walk

Romanian Food
High Road, London, N22 8JW
0.6 mi
12 mins walk

Mr Pretzels
Hornsey, London, N22 6YQ
0.6 mi
12 mins walk

BARE ESSENTIALS



1
Chemists
Alpha Pharmacy
6 min walk

2
Doctors
The Staunton Group Practice
7 min walk

3
Petrol station
Esso
3 min drive

4
Hospital
St Ann's Hospital
6 min drive

1
DIY
Travis Perkins
2 min walk

2
Dry cleaners
Leydys
3 min walk

3
ATM
Cash Machine (YCASH)
3 min walk

4
Post Office
Post Office (Brownlow Road)
9 min walk

5
Barber
House Hair
3 min walk

1

Place of Worship

Seventh Day Adventist Church

1 min walk

2

Pet stuff

J F Staton

9 min walk

3

Library

Wood Green Central Library

11 min walk

4

Opticians

Boots Opticians Ltd

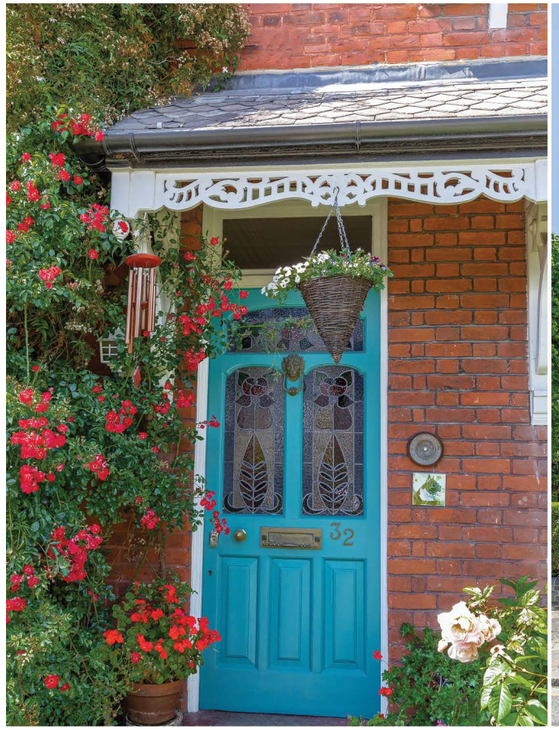
12 min walk

5

Garden centres

Sunshine Garden Centre

9 min walk



Request Your Free Appraisal Today

At Elderton & Co. we understand that putting your home on the market is both daunting and exciting. We are committed to making the selling process easier and stress free, taking into account your specific needs and expectations.

If you have decided to sell your home, getting a market appraisal should be your next step.

Get in touch with our team and we will be happy to complete a no-obligation market appraisal and a personalised marketing plan, completely free of charge.

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