



Julian Reid

**76 Myddleton Avenue, London, N4 2FH**

A well proportioned, three bedroom house on this convenient location built circa thirty years ago, Large garden and off street parking and a short walk to Manor House Tube station.

[julianreid.co.uk](http://julianreid.co.uk)

**Guide Price £899,500**  
**Freehold**

- **3 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: TBC**
- **Excellent location**
- **Large Garden**

A well proportioned family house located on the corner of a modern square within an estate of property built on the site of Thames Water filter beds. The property offers accommodation just in excess of 1000 square feet with good sized reception room, cloakroom and fitted kitchen/breakfast room on the ground floor. There are three bedrooms and a bathroom above. From both the reception room and kitchen there is access onto a large, square garden and to the front there is an off street parking space. The property is extremely well situated close to the reservoirs and Wetlands sailing centre. Both Clissold Park and Finsbury Park are close by along with excellent transport facilities at both Manor House underground and Finsbury Park for mainland rail, underground and bus terminus.

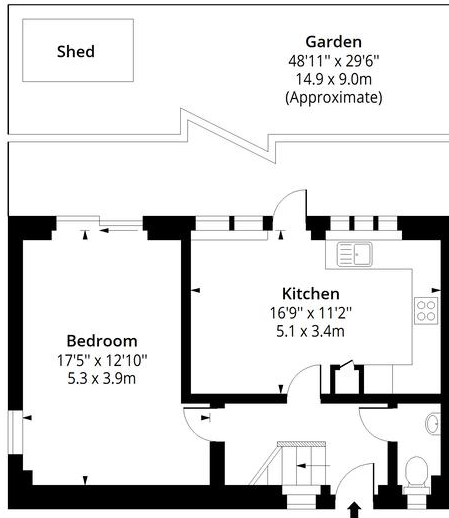


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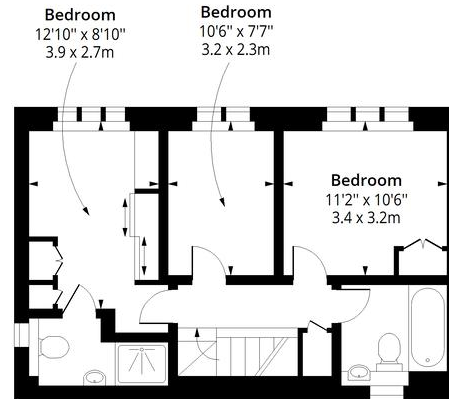
# Myddleton Avenue, N4

Approx. Gross Internal Area 1014 Sq Ft - 94.20 Sq M



## Ground Floor

Floor Area 499 Sq Ft - 46.36 Sq M



## First Floor

Floor Area 515 Sq Ft - 47.84 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 11/3/2025

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