



Sylvan Avenue, London N22 5JA

welcome to
Sylvan Avenue, London

An opportunity to acquire this four-bedroom semi-detached Edwardian family home with further potential to extend (STPP). The property is offered to the market chain free and early viewings are advised.

This home already boasts fantastic features, with potential for remodelling, renovating, and expansion into the loft or a ground floor side extension—subject to building regulations and planning consent.

The ground floor currently comprises of three reception rooms, separate kitchen and access to a private south facing garden. The first floor offers four bedrooms and family bathroom. Additionally, a spacious loft adds to the potential for extensions, subject to the usual consents.

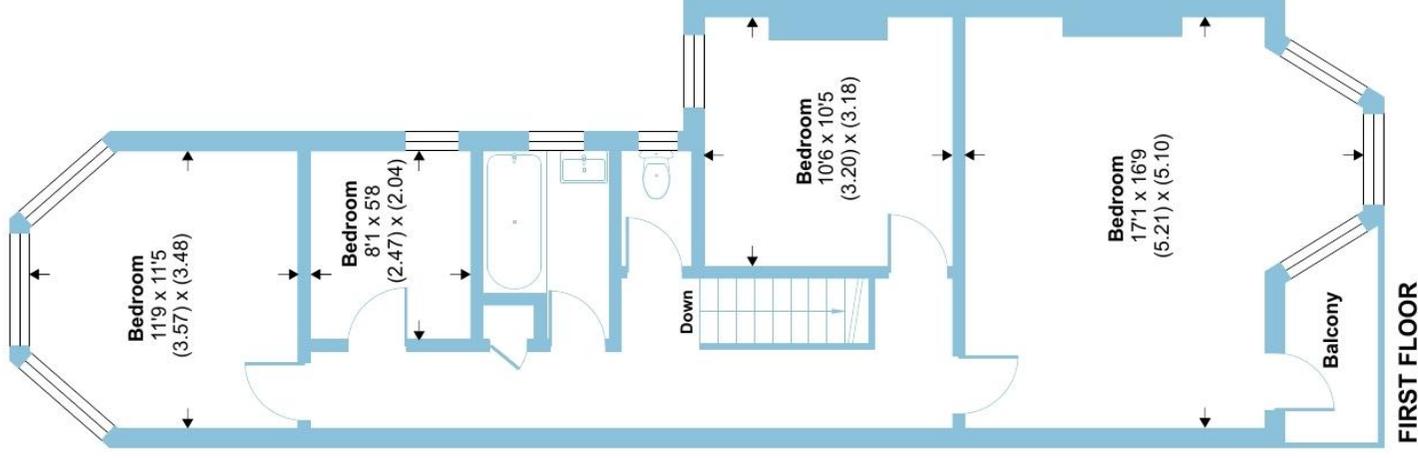
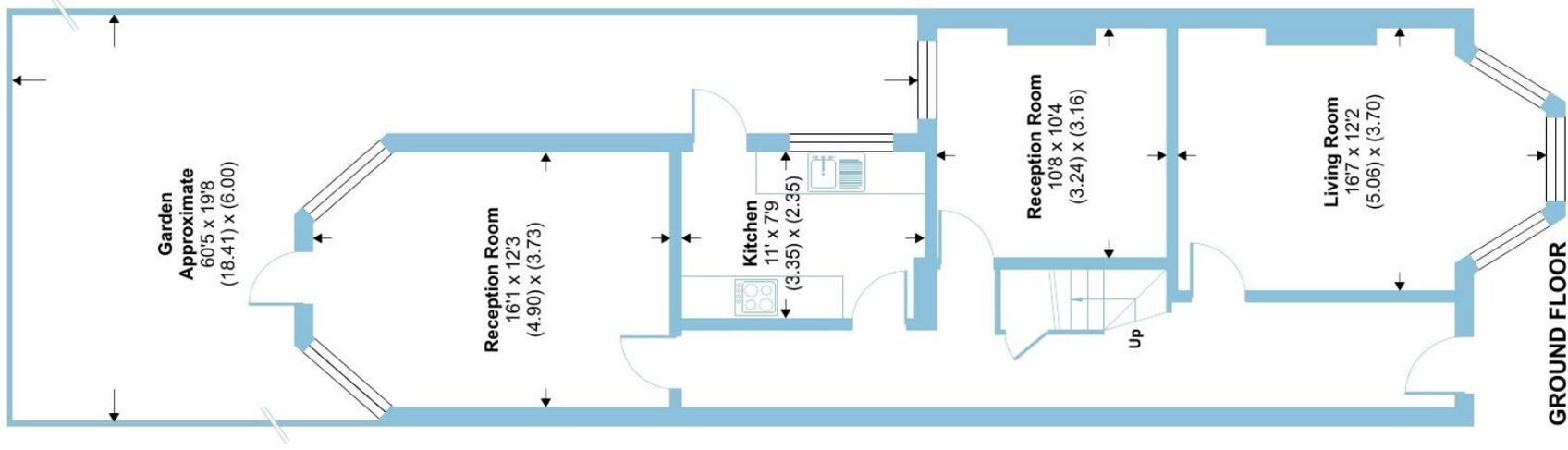
Sylvan Avenue is a quiet tree-lined street, tucked away from the hustle and bustle of Wood Green which is a short distance away. Bowes Park, a lovely enclave with its independent stores, restaurants and amenities is also in close proximity. Nearest transport links are at Wood Green Underground Station, Bounds Green Underground Station and Bowes Park BR Station (National Rail). Located in close proximity to excellent primary and secondary schools with good-outstanding Ofsted ratings.



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Approximate Area = 1514 sq ft / 140.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nChecom 2024.
Produced for Barnard Marcus. REF: 1139000



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Sylvan Avenue, London

- Freehold
- Semi detached
- Four bedrooms
- South facing garden
- Potential to extend (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in the region of **£800,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106387



Property Ref:
MUH106387 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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