



Queens Avenue, N10

Guide Price: £2,000,000

Freehold

Castles





Queens Avenue, N10

A rare opportunity to purchase a substantial double fronted, semi-detached, residential, period home. The property requiring modernisation, measures 4939 sqft/458.85 sqm and offers a variety of options to appeal to both family occupiers or multiple dwellings (STPP.) Currently arranged as an eight-bedroom home and further comprises four receptions, two kitchens, utility room, study, family bathroom and two w.c.'s. Benefiting from cellar and a private 55ft x 55ft approximate rear garden. Ideally positioned within a moments' walk of Muswell Hill Broadway, offering a host of desired amenities including eateries, variety of shops and cafes and bars. Both East Finchley and Highgate underground stations are within a mile and served by convenient bus routes. A range of top performing schools, both state and private, including Muwell Hill, Fortismere and Norfolk House are located within a third of mile. Offered with no onward chain.

EPC Rating: F
Current: 28 Potential: 77

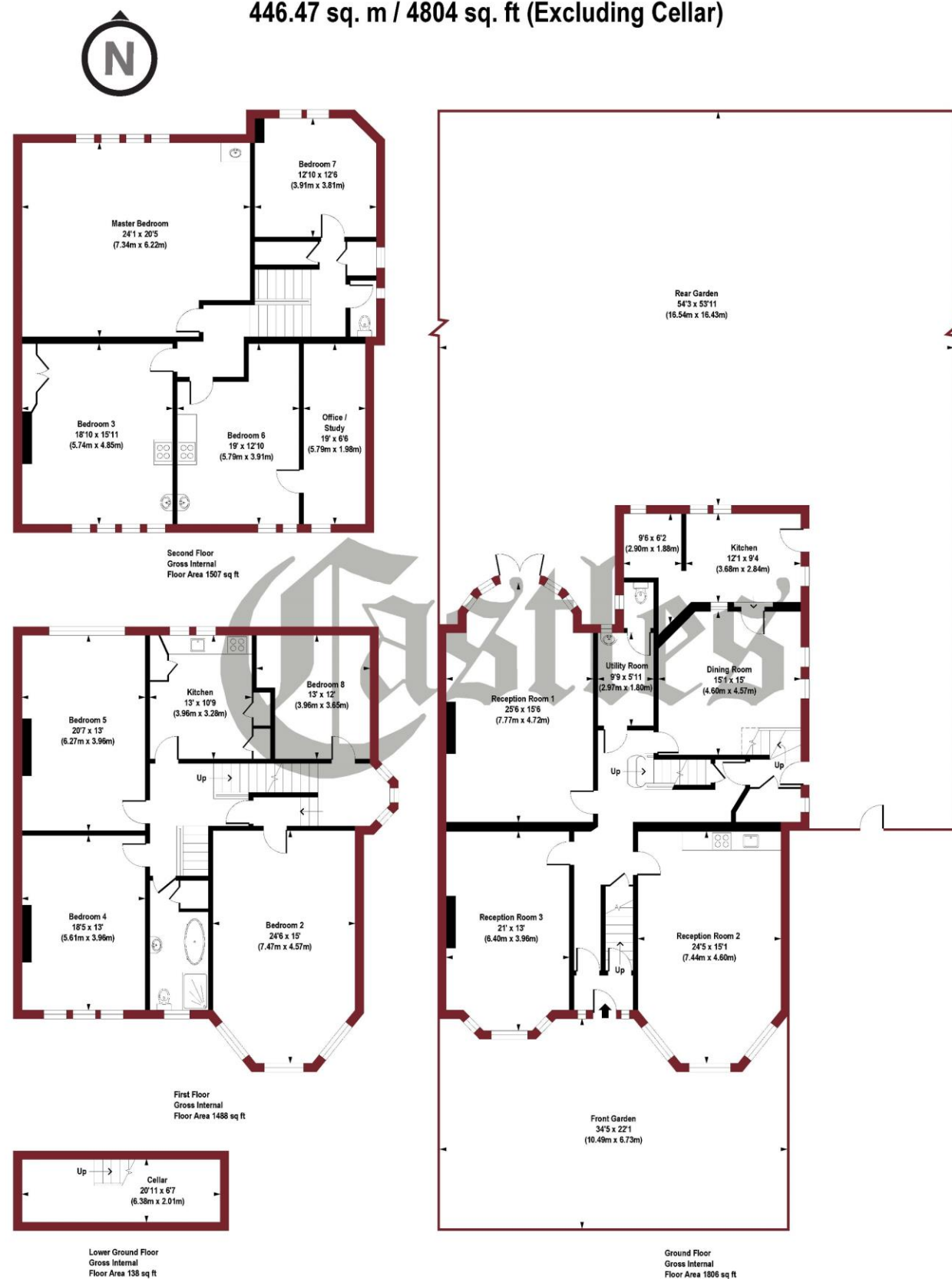
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APPROXIMATE GROSS INTERNAL AREA
458.85 sq. m / 4939 sq. ft (Including Cellar)
446.47 sq. m / 4804 sq. ft (Excluding Cellar)



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An Overview of Muswell Hill

MUSWELL HILL

Close to Alexandra Park and Highgate Woods, with something of a village atmosphere, Muswell Hill has developed from the staid suburb it was in the 1950s to become fashionable with a host of trendy bars, restaurants, coffee shops and delicatessens. Muswell Hill Broadway and Fortis Green Road, the main shopping streets, still maintain their Edwardian splendour with many of the original facades preserved and 3 churches (one now converted into a bar) adding to the streetscape. Some parts have spectacular views over London, and the area is home to a large number of actors, journalists and other media people. House prices remain high partly due to the quality of the local schools and this is also reflected in the influx of upmarket shop brands like Space.NK, Maison Blanc and Whistles.

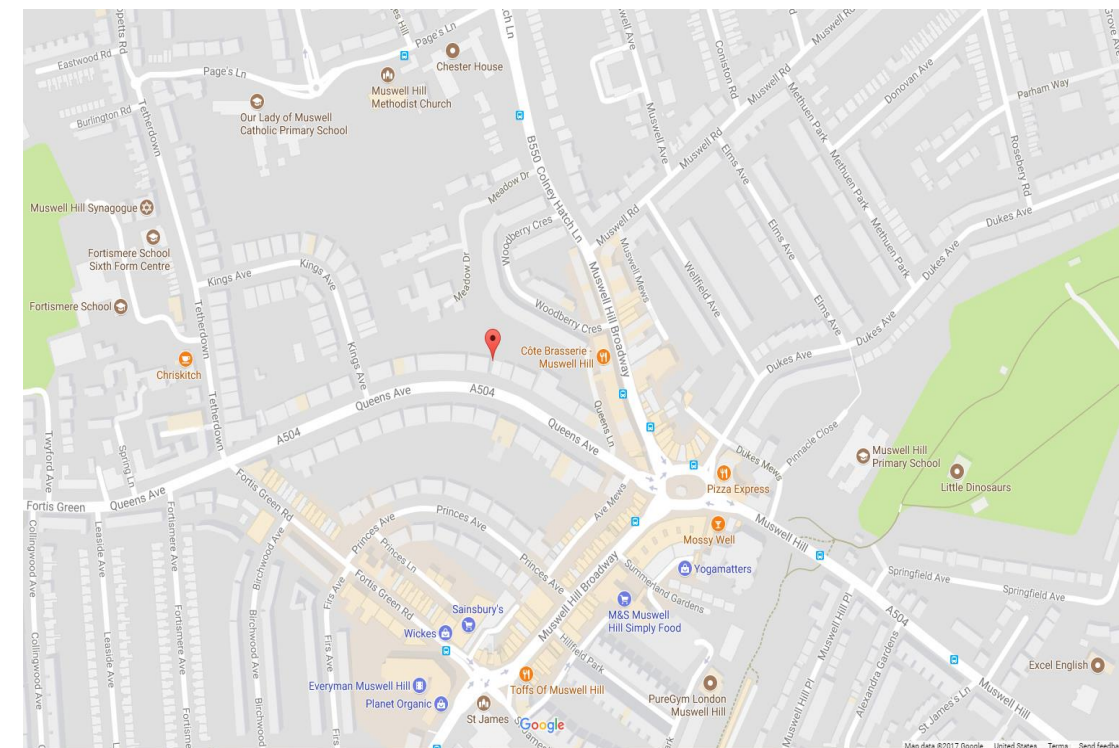
The name Muswell is believed to stem from a natural spring or well (the "Mossy Well"), which was said to have miraculous properties

TRANSPORT

Direct routes both to the City and the West End (24-hours a day). The nearest underground stations are Highgate, Bounds Green, Finsbury Park or East Finchley, all of which have convenient bus links from Muswell Hill. There are also mainline train services (the Great Northern Electrics runs into King's Cross and Moorgate from Alexandra Palace and Hornsey).

SHOPPING AND LEISURE

It was not until the 19th century that Muswell Hill saw significant change from a collection of country houses to the London suburb we see today. The development was accelerated by the opening of a branchline railway with connecting services to Finsbury Park and Kings Cross Stations. However, most development occurred in the early 20th century when the elegant Edwardian retail parades were constructed and the current street pattern set out. The centre included a music hall (subsequently demolished and redeveloped as a supermarket) and several churches for various denominations. The 1930s saw the construction of an art deco Odeon cinema, another cinema at the top of Muswell Hill, the Ritz, was redeveloped as offices.



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