

Castles

OFFERS IN EXCESS OF
£475,000
Sylvan Avenue
London, N22 5HX

PROPERTY SUMMARY

Nestled on the desirable Sylvan Avenue in London, this charming two-bedroom ground floor maisonette is a delightful find. Spanning approximately 803 square feet, the property boasts a bright and spacious layout, perfect for modern living.

As you enter, you are greeted by an inviting entrance hall that leads to a bay-fronted reception room, filled with natural light and character. The room features original sash glass windows, a glorious fireplace, and high ceilings adorned with elegant cornicing, all of which enhance the home's period charm. The original wooden flooring throughout most of the property adds a touch of warmth and sophistication.

The accommodation includes two generously sized double bedrooms, providing ample space for relaxation and rest. The fully fitted kitchen is both functional and stylish, making it a pleasure to prepare meals. One of the standout features of this property is the access to a beautifully maintained south-facing rear garden, perfect for enjoying sunny days or hosting gatherings.

In addition to its aesthetic appeal, the maisonette offers a generous amount of storage space and benefits from gas central heating, ensuring comfort throughout the year.

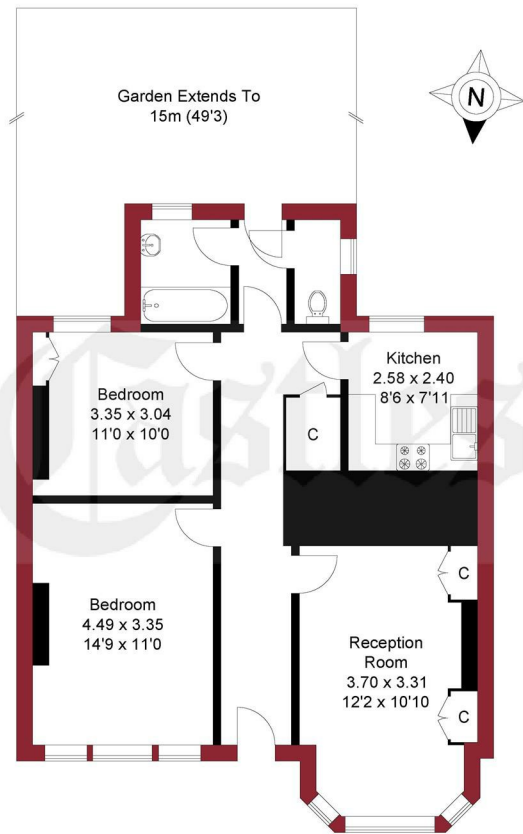
Conveniently located just off the vibrant Green Lanes, residents will enjoy a diverse range of amenities, including independent retailers, restaurants, coffee shops, and bars, as well as the nearby Woodside Park. Commuting is a breeze with Wood Green Underground Station and Bowes Park British Rail Station within walking distance, alongside several local bus routes providing easy access to Central London and the City.

This enchanting maisonette is a perfect blend of character, comfort, and convenience, making it an ideal choice for those seeking a charming home in a sought-after location.





APPROXIMATE GROSS INTERNAL AREA
74.69 sqm / 803.95 sqft



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

For a guide to the area
please scan this code for
more information



Flat - Ground Floor

Leasehold

Council Tax Band: C

Lease Remaining: 951 years

Service Charge: £250 P/A

Ground Rent: £25 P/A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london

