



Cornwall Avenue, London, N22 7DA

welcome to
Cornwall Avenue, London

A wonderful opportunity to acquire this four bedroom red brick Edwardian terrace, elegantly appointed over three storeys, presented in immaculate condition and retaining an abundance of period features.

The ground floor comprises of a bright and spacious through reception room/dining room with doors leading out to a beautifully landscaped garden and contemporary, fully fitted kitchen. On the first floor you will find three bedrooms and family bathroom. The master bedroom and ensuite shower room occupies the top floor with a juliet balcony providing roof top views across London.

Alexandra Palace train station is a short walk away, for direct and speedy services to King's Cross and Moorgate. Wood Green tube station is also within easy reach which provides instant access to the Piccadilly line and a direct line in and out of central London.

Nightingale Gardens and Wood Green Common are both a short walk away, while the sprawling greenery of Alexandra Park is also within walking distance. Perfect for some of the best views over London Muswell Hill and Crouch End, with all their amenities, are within easy reach.



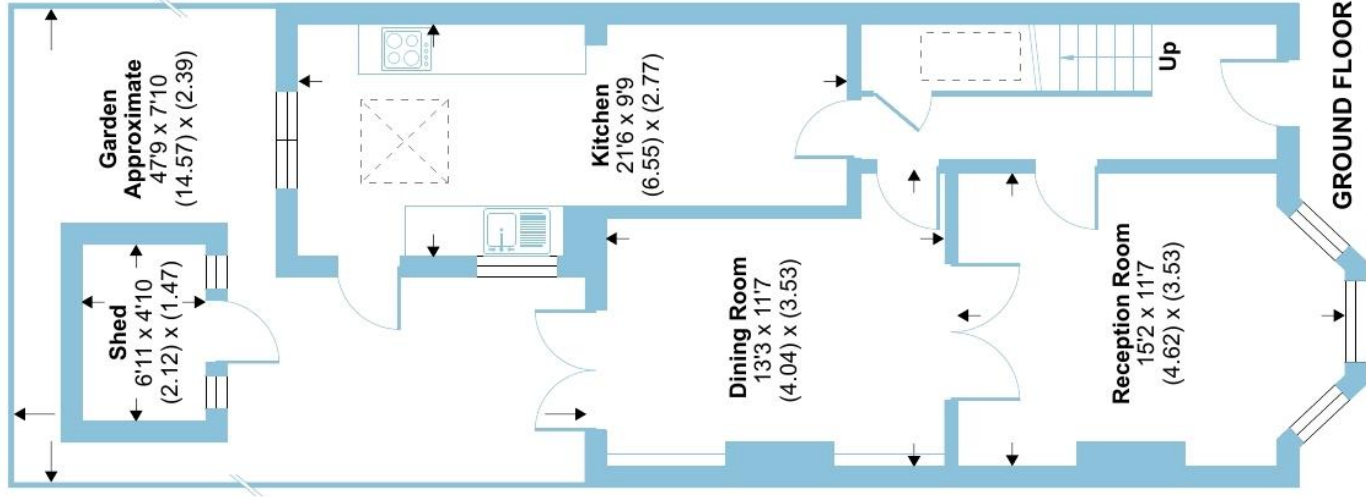
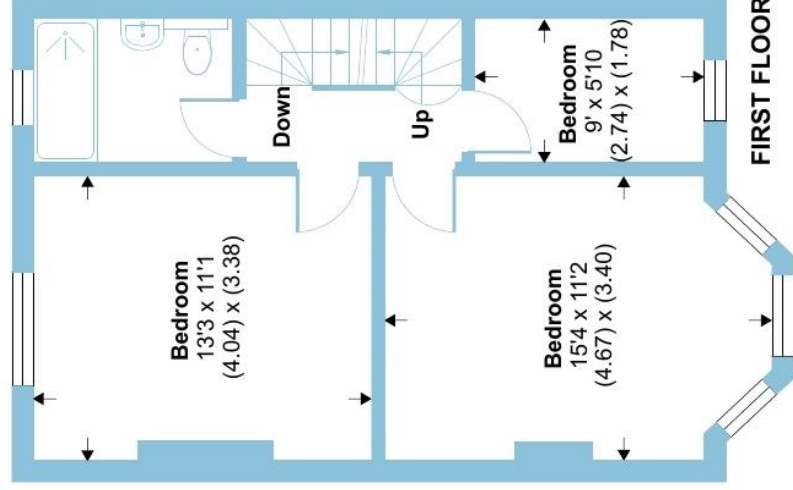
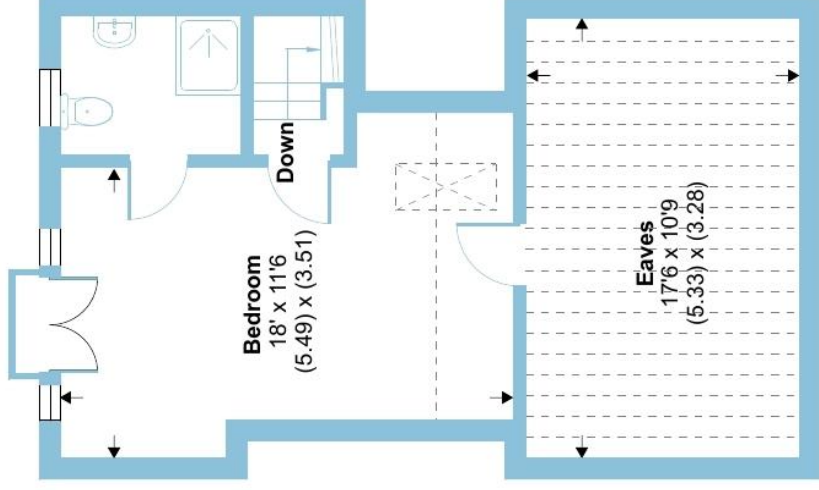
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Approximate Area = 1288 sq ft / 119.6 sq m
Limited Use Area(s) = 227 sq ft / 21 sq m

Shed = 34 sq ft / 3.1 sq m

Total = 1549 sq ft / 144 sq m

For identification only - Not to scale



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- Edwardian family home
- Four bedrooms
- Two bathrooms
- Mature garden
- Excellent condition

Tenure: Freehold

EPC Rating: Awaited

£1,200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105571



Property Ref:
MUH105571 - 0005

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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