



Collingwood Avenue, London N10 3ED

welcome to
Collingwood Avenue, London

The property is set over three floors and benefits from an abundance of period features. The ground floor comprises of two reception rooms, kitchen/dining room, study and guest WC. The first-floor benefits from a master bedroom with ensuite bathroom, two further double bedrooms and a family bathroom. The second floor offers a further double bedroom, loft room and separate WC. Further benefits include a large rear garden with side access.

A desirable road in the heart of Muswell Hill, close to the many shops and restaurants in Muswell Hill and within walking distance to East Finchley tube. Within catchment of extremely sought after primary and secondary schools.



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Approximate Area = 2237 sq ft / 207.8 sq m
Limited Use Area(s) = 201 sq ft / 18.7 sq m
Total = 2438 sq ft / 226.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025.
Produced for Barnard Marcus. REF: 1273018

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- Edwardian family home
- Double fronted
- Five bedrooms
- Three bathrooms
- Off street parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

£2,500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105991



Property Ref:
MUH105991 - 0007

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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