

## Sylvan Avenue London N22 5JA

- Three / Four Bedrooms
- Chain Free
- Over 1600 sqft
- Original Features
- Great Location
- Edwardian Style Balcony
- Potential For Extension (STPP)
- Two Bathrooms

Asking price £725,000



Jake Charles Property are delighted to offer this impressive four-bedroom Edwardian family home, rich in period charm and offering exceptional scope for remodelling, renovation and extension, subject to the usual planning consents and building regulations. Opportunities exist to extend into the loft and/or create a ground floor side return extension.

Retaining its grand Edwardian proportions and character throughout, the property spans over 1,600 sq ft of internal living space arranged over two floors.

You are welcomed by a spacious Edwardian entrance hall, with original tiled flooring preserved beneath the fitted carpet. The substantial ground floor accommodation comprises two generous reception rooms, a separate breakfast room, a kitchen with direct access to the rear garden, and a convenient shower room. The scale of the ground floor is particularly impressive and offers enormous potential to create an outstanding family living and entertaining space.

The first floor features a large landing leading to three well-proportioned bedrooms and a family bathroom. Due to the home's original layout, there is also a kitchenette on this level. The principal front bedroom spans the full width of the house and benefits from access to an original Edwardian-style balcony.

A spacious loft further enhances the potential for extension, subject to the usual consents.

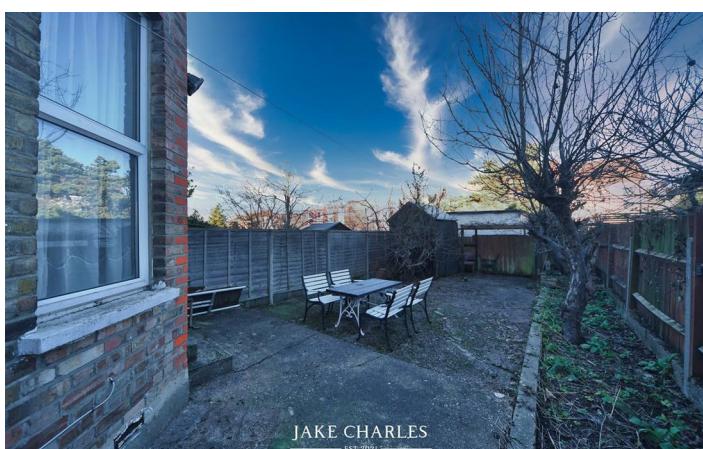
Externally, the delightful rear garden complements the property perfectly, making this a truly special Edwardian home that must be viewed to be fully appreciated.

Sylvan Avenue is a quiet, tree-lined residential street, ideally positioned close to excellent primary and secondary schools with good to outstanding Ofsted ratings. The property will appeal to couples and young families looking to establish themselves in this desirable North London neighbourhood.

Wood Green's vibrant amenities are within easy reach, while Bowes Park offers a charming village feel with independent shops, cafés and restaurants nearby.



Location



## Floor Plan



## Sylvan Avenue

Approximate Gross Internal Floor Area : 151.70 sq m / 1632.88 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		