



Sylvan Avenue, London N22 5JA

welcome to
Sylvan Avenue, London

An opportunity to acquire this four-bedroom semi-detached Edwardian family home with further potential to extend (STPP). The property is offered to the market chain free and early viewings are advised.

This home already boasts fantastic features, with potential for remodelling, renovating, and expansion into the loft or a ground floor side extension—subject to building regulations and planning consent.

The ground floor currently comprises of three reception rooms, separate kitchen and access to a private south facing garden. The first floor offers four bedrooms and family bathroom. Additionally, a spacious loft adds to the potential for extensions, subject to the usual consents.

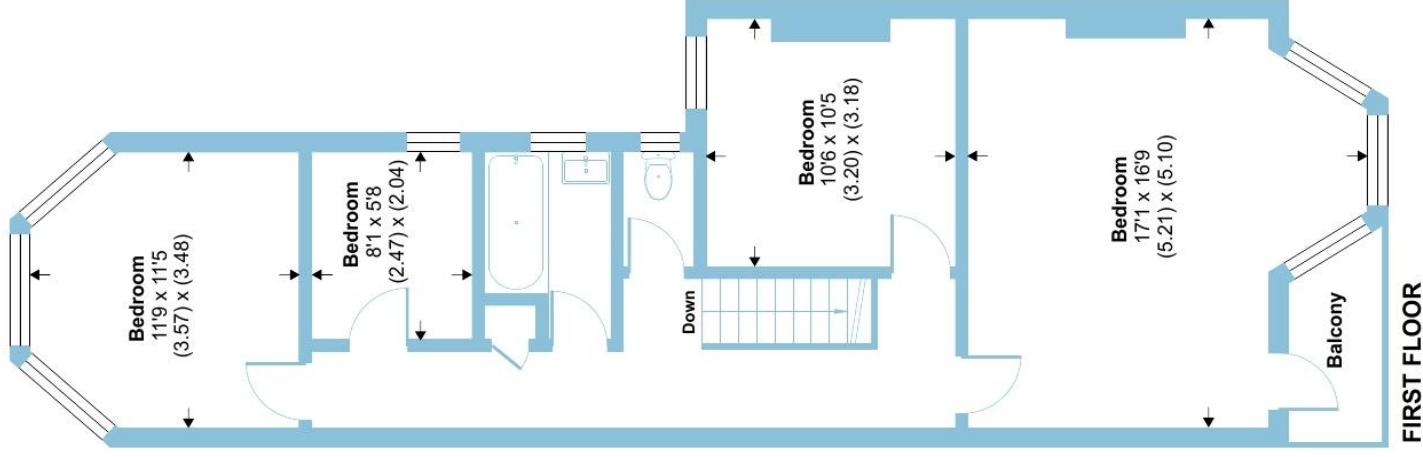
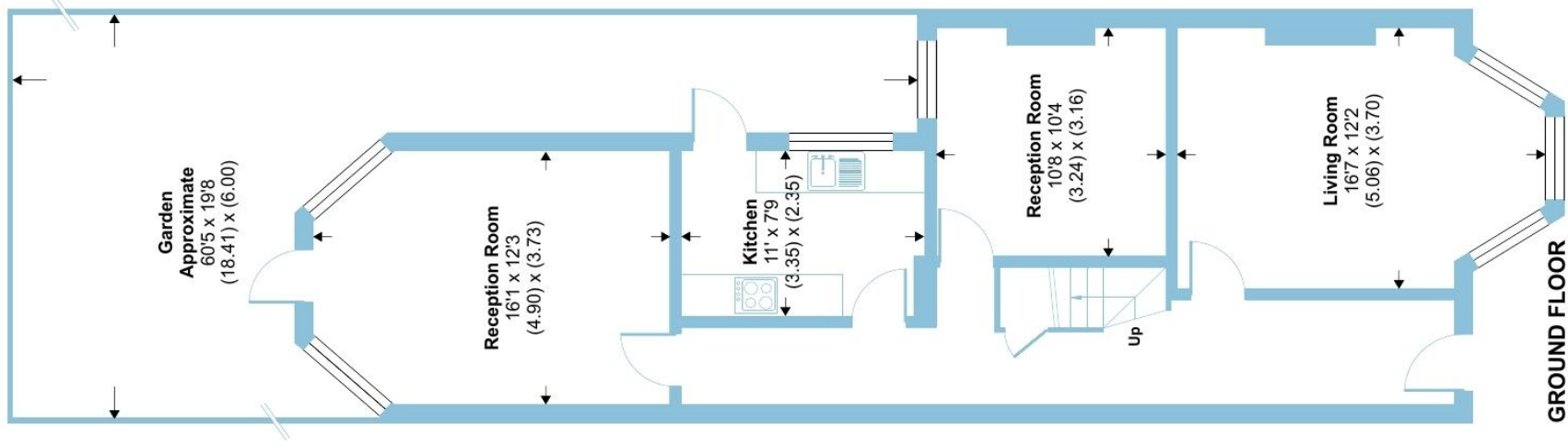
Sylvan Avenue is a quiet tree-lined street, tucked away from the hustle and bustle of Wood Green which is a short distance away. Bowes Park, a lovely enclave with its independent stores, restaurants and amenities is also in close proximity. Nearest transport links are at Wood Green Underground Station, Bounds Green Underground Station and Bowes Park BR Station (National Rail). Located in close proximity to excellent primary and secondary schools with good-outstanding Ofsted ratings.



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Approximate Area = 1514 sq ft / 140.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nChecom 2024.
Produced for Barnard Marcus. REF: 1139000



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Sylvan Avenue, London

- Freehold
- Semi detached
- Four bedrooms
- South facing garden
- Potential to extend (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in the region of **£750,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/MUH106387](https://www.barnardmarcus.co.uk/Property/MUH106387)



Property Ref:
MUH106387 - 0003

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020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)