



## Leaside Avenue, N10

### £1,800,000

Available for the first time in over twenty five years is the chance to acquire a four bedroom, extremely rare to the street, end of terraced Collins built family home bursting with an abundance of period features such as high ceilings, tiled flooring and grand fireplaces throughout.

Ideally located within the vibrant Muswell Hill Broadway area with a mixture of restaurants, coffee shops and bars. The property is also serviced by various bus routes and is 0.9 miles from East Finchley Station as well as sitting within the school catchment for Tetherdown primary school and Fortismere secondary school.

### Features

- Four Bedrooms
- 'Rare' End of Terrace
- Two Receptions
- Two Bathrooms
- Cellar
- Chain Free



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This beautiful period home gracefully stands out from the crowd as one of only four end of terraced houses in the street. From the front, you are immediately invited by the presence of its curb appeal and instantly recognisable Collins build features.

On entry to the property you have the original tiled flooring throughout the hallway and stripped wooden floor boards in the lounge areas. High ceilings and historic detailing can be spotted throughout the house such as curved walls bay windows and original fireplaces in every room. Natural light floods the house throughout the day and settles in the front reception.

The property benefits from four bedrooms and a loft room, two reception rooms, two bathrooms, a cellar and kitchen. An additional utility room can be found on the first floor which has potential to be easily converted to a sixth bedroom/study/third bathroom. There is also a lower basement room which is centrally heated and ideal for storage.

To the rear of the property is a fully landscaped East facing sun trap garden featuring a circular York stone patio and a beautiful wisteria which crowns the wooden pergola. The property is available on a chain free basis with scope to expand on the square footage adding additional value.



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