



BREENS

Hyde Park Avenue

London · N21

ASKING PRICE

£615,000

FREEHOLD



# BREENS

THE HOME

## Hyde Park Avenue

*London · N21*

### KEY FEATURES

- Three Bedroom, Double-Bayed, Mid-Terrace Family Home
- Large Front Reception Room & Separate Dining Room
- Spacious Galley Kitchen
- Bathrooms On Both The Ground and First Floors
- Generously Sized Bedrooms, Two with In-Built Cabinetry
- Approx. 82FT Rear Garden with Garage
- Significant Scope to Extend (STPP) and Modernise To Your Own Taste
- Situated Within Close Proximity To Transport Links and Excellent Schools
- Offered To The Market Chain-Free
- Off-Street Parking

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EPC RATING

D

COUNCIL TAX BAND

E

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3

BEDROOMS

2

BATHROOMS

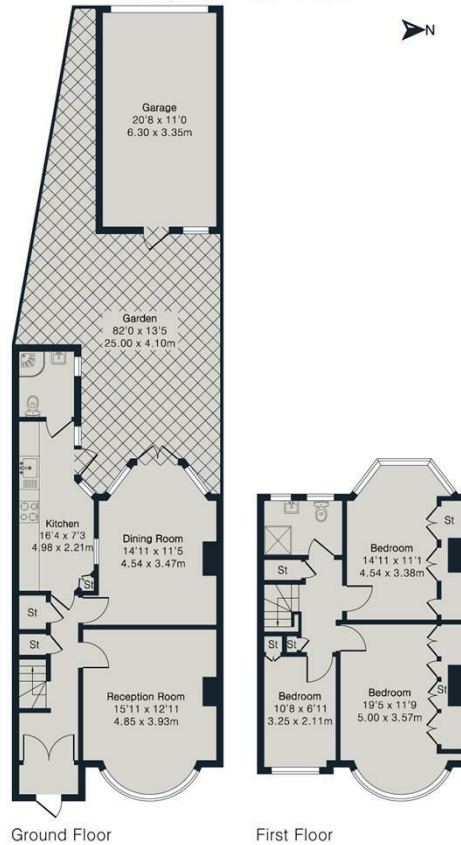
2

RECEPTIONS



Approximate Gross Internal Area 1148 sq ft - 107 sq m  
(Excluding Garage)

Ground Floor Area 621 sq ft - 58 sq m  
First Floor Area 527 sq ft - 49 sq m  
Garage Area 227 sq ft - 21 sq m



GET IN TOUCH

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VISIT US

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These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.