

est 1979

 **Jeremy  
Leaf & Co.**



Queens Avenue, Muswell Hill

£2,000,000

- Double fronted house.
- 2 family bathrooms.
- Many original features.
- 0.2 miles to Muswell Hill Broadway.
- Within a mile of sought-after primary and secondary schools.
- 4 spacious bedrooms.
- 3 reception rooms.
- Potential for extension (STPP).
- 0.5 miles Alexandra Palace.
- Chain-free, viewing recommended.

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020 8446 4295

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# Queens Avenue, Muswell Hill, N10 3PE

This remarkable double-fronted house, set over 2,700 sq ft, presents a unique opportunity for those seeking a property with immense potential to refurbish and extend (subject to necessary planning consents) in a sought-after Muswell Hill location. Featuring three spacious reception rooms, four well-proportioned bedrooms and two bathrooms, it would make an ideal family home for the buyer looking to add a personal touch to the property's abundant period features.

Situated in close proximity to the vibrant Muswell Hill Broadway's shops and restaurants, the property is well-placed for frequent bus connections to Highgate and East Finchley tube stations. The attractive green spaces of Alexandra Palace and Highgate wood are within 1 mile, and sought-after primary and secondary schools including Fortismere and Highgate Wood are also within a mile's radius. Offered chain free, don't miss the chance to view this property in one of London's most coveted neighbourhoods. Sole agents.



4



2



3

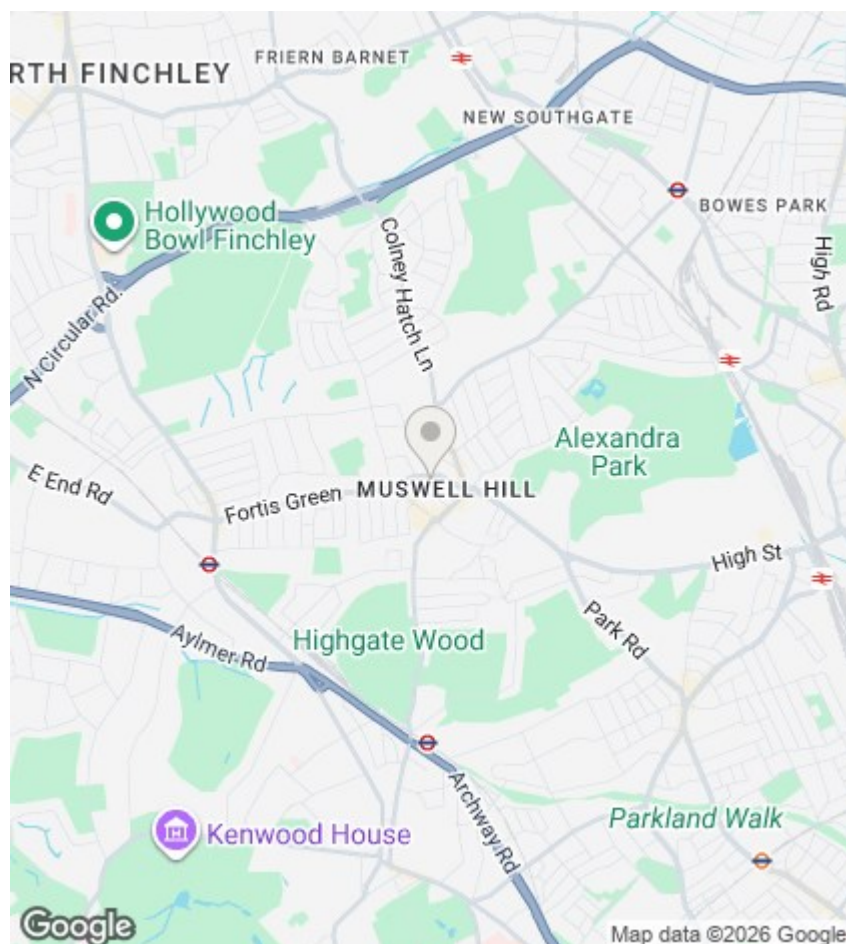


E

Council Tax Band: G







## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

