

est 1979

Jeremy  
Leaf & Co.



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Muswell Avenue, London

£2,375,000

- 4 Bedrooms
- 4 Bathrooms
- Driveway Suitable for 2 Cars
- Prestigious Location
- Viewings Are Highly recommended!
- 4 Reception Rooms
- Chain Free
- Beautiful Landscaped Rear Garden
- 3920 Square foot (Including 201 square foot of restricted access)

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# Muswell Avenue, London, N10 2EG

Jeremy Leaf & Co are proud to offer this double-fronted Edwardian residence, featuring a secluded 77ft rear garden and rare off-street parking for two cars in the heart of Muswell Hill.

Offered with no onward chain, this magnificent family home spans four floors of exceptionally spacious accommodation, perfectly blending majestic period features with modern luxury.

The raised ground floor welcomes you with a grand entrance hall opening into a spectacular double reception room with original period fireplaces and high ornate ceilings. A further versatile reception room sits opposite, serving perfectly as a formal dining room or a dedicated executive home office.

Designed seamlessly for entertaining, the lower garden level features a bespoke oak kitchen with high-end appliances flowing into open-plan living areas and a conservatory with underfloor heating, leading out to the expansive rear garden. This level also benefits from separate street access, a laundry room, and a guest cloakroom.

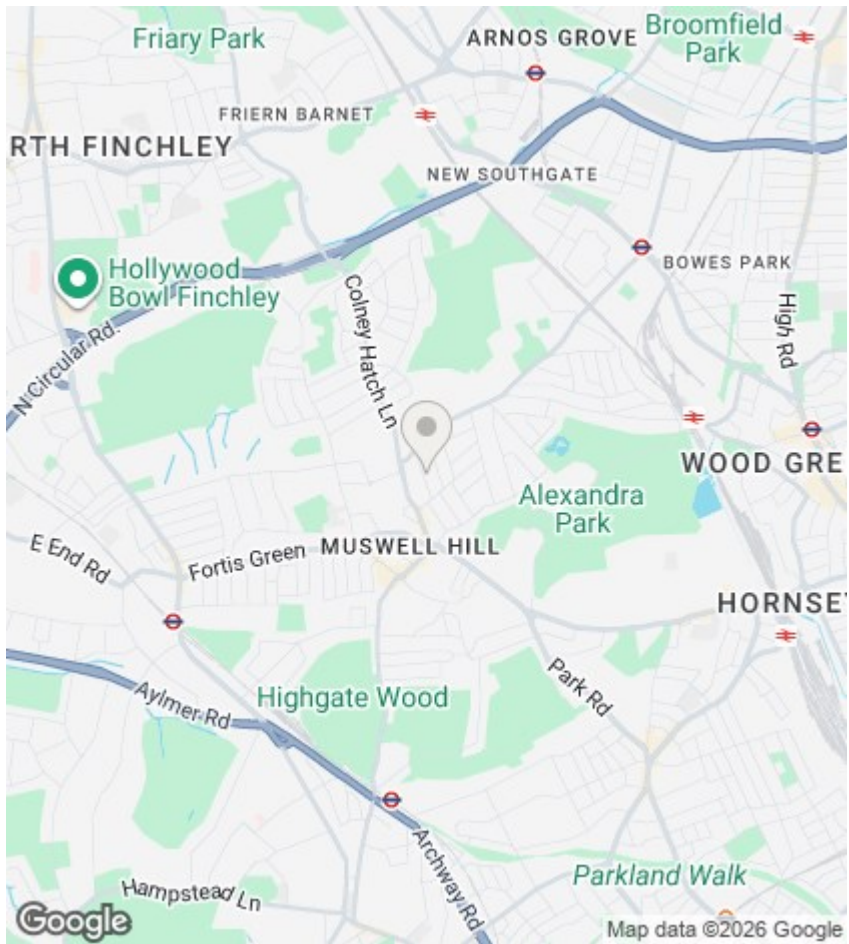
Across the upper storeys, the property offers four bedrooms, four bathrooms, and four reception rooms to easily accommodate a busy family, with the top levels enjoying panoramic views across North London.



Council Tax Band: H







## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|                                             |   | 55                      | 74        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

