

est 1979

 Jeremy  
Leaf & Co.



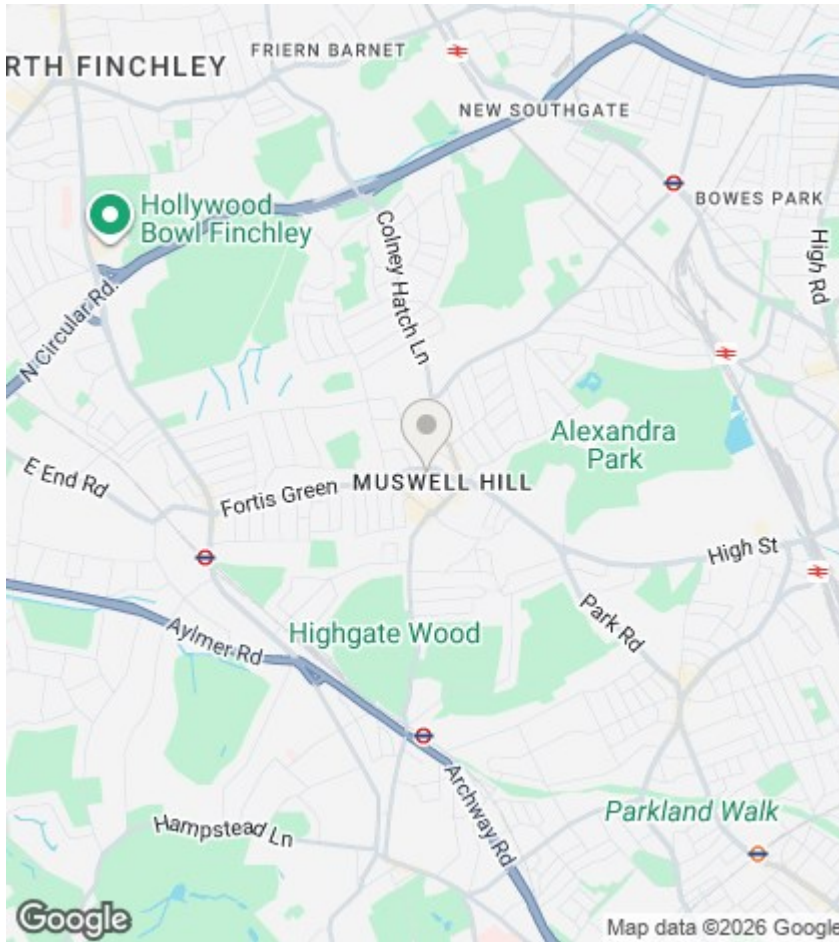
## Queens Avenue, Muswell Hill, N10 3PE

£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.
- 5 spacious bedrooms.
- 3 reception rooms.
- Potential for extension (STPP).
- 0.5 miles Alexandra Palace.
- Chain-free, viewing recommended.

98 High Road, London, N2 9EB  
020 8444 5222

eastfinchley@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>



## Directions

## Viewings

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

## Council Tax Band:

G

## EPC Rating:

E

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