



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.

# Queens Avenue, Muswell Hill, N10 3PE

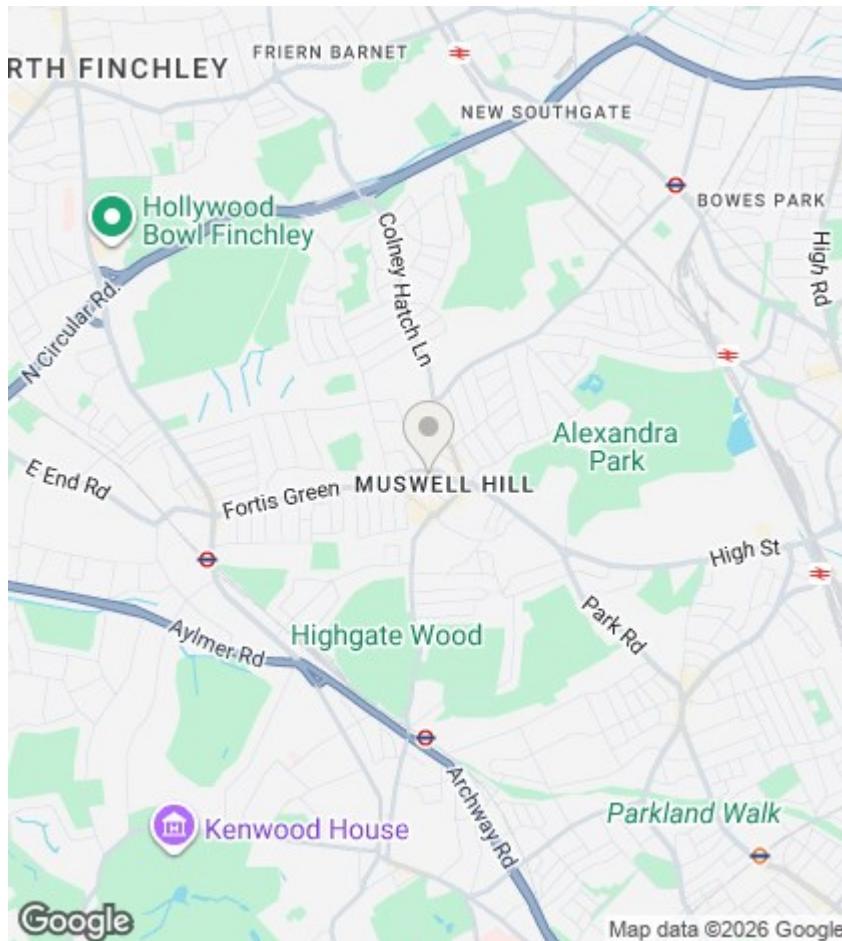
This remarkable double-fronted house, set over 2,700 sq ft, presents a unique opportunity for those seeking a property with immense potential to refurbish and extend (subject to necessary planning consents) in a sought-after Muswell Hill location. Featuring three spacious reception rooms, four well-proportioned 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.



Council Tax Band: G





## Directions

## Viewings

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

## 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		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	