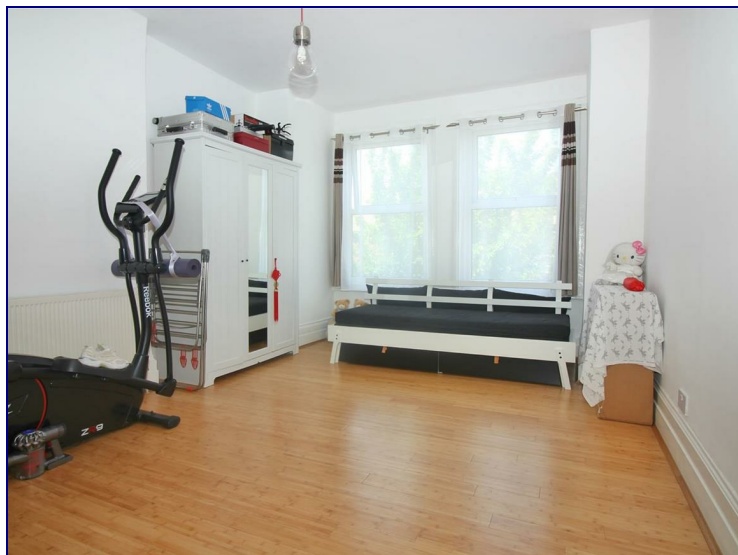


Sylvan Avenue, London, N22 5HX



Asking Price £495,000

KINGS GROUP are delighted to present this captivating first floor maisonette. The property is in very good condition and has the type of development potential most people are looking for. The flat consists of two double rooms and has a spacious reception a family bathroom which is very easy on the eye plus a well kept kitchen. To the rear of the property there is private south facing garden which can be accessed through side entry due to the property being semi detached.

Popular Alexandra Park, Famous Alexandra Palace and the recreation ground of Broomfield Park are also within easy reach. Trendy bars, independent shops, cafes, restaurants and speciality shops of Muswell Hill are very easily accessible.

Also within the catchment of a number of very good schools.

Entrance Hall

10'09 x 2'11 (3.28m x 0.89m)

Coved ceiling, carpeted flooring.

Reception Room

15'00 x 12'09 (4.57m x 3.89m)

Double glazed window to front aspect, coved ceiling, single radiator, television point, telephone point, power point, gas heater features, bamboo flooring.

Kitchen

12'06 x 8'10 (3.81m x 2.69m)

Window to rear aspect, coved ceiling, range of wall and base unit with roll top work surface, double drainer sink unit, plumbed for washing machine, space for fridge freezer, space for cooker, space for washing machine, gas oven, gas hob, integrated extractor fan, single radiator, power point, tiled flooring.

Bedroom One

11'08 x 15'08 (3.56m x 4.78m)

Double glazed window to front aspect, coved ceiling, single radiator, power point, gas heater feature, bamboo flooring.

Bedroom Two

10'02 x 12'07 (3.10m x 3.84m)

Window to rear aspect, coved ceiling, double radiator, power point, gas heater feature, bamboo flooring.

Bathroom

12'03 x 6'06 (3.73m x 1.98m)

Window to rear aspect, coved ceiling, tiled flooring, whirlpool bath, cubicle shower, vanity wash basin, low level WC, extractor fan, towel rail radiator, tiled flooring.

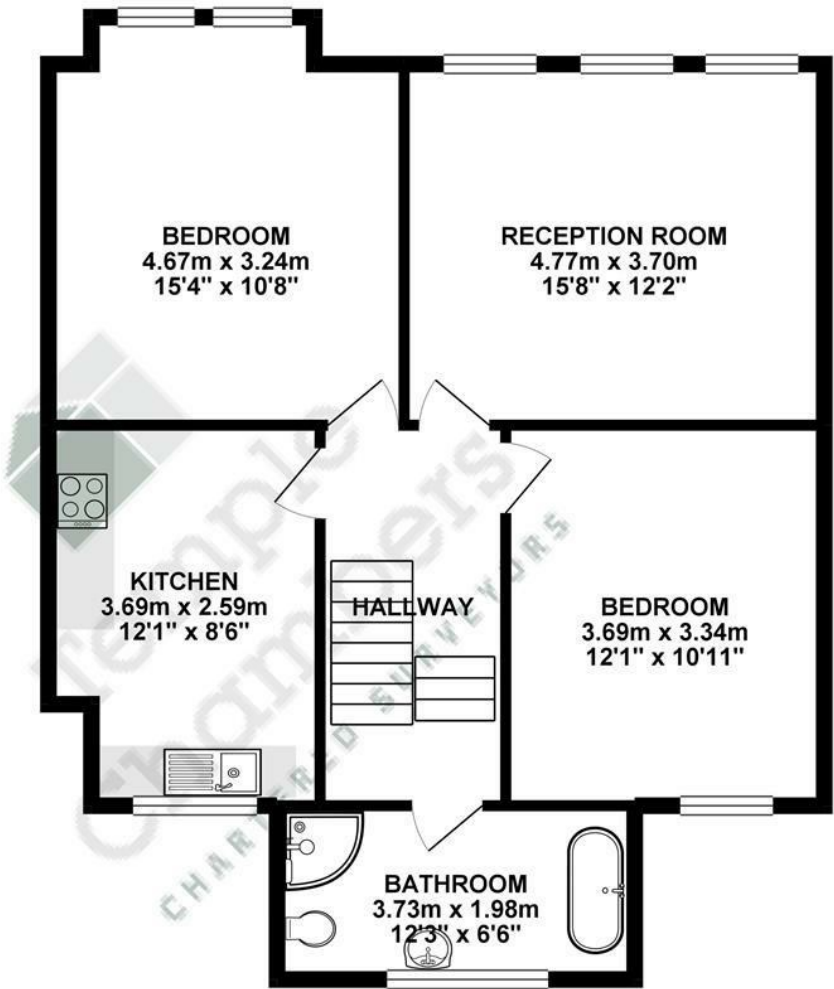
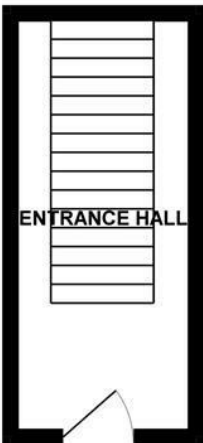
Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



ENTRANCE HALL 9.17 sq. m.
(98.73 sq. ft.)

GROUND FLOOR 76 sq. m.
(818.06 sq. ft.)



TOTAL FLOOR AREA : 85.17 sq. m. (916.79 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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