



# Twyford Avenue, London

£5,500 Per Calendar Month

**Havilands**

the advantage of experience



- Minimum Household Income: £165,000/year
- Substantial Four Bedroom Family Home Located on the Sought-After Twyford Avenue, N2
- Available Immediately & Offered Unfurnished
- Bright Reception Room with Bay Window, Parquet Flooring & Period Fireplace
- Retaining Original Character Features Including Fireplaces & Stained Glass Detailing
- Large Private Rear Garden Offering Excellent Outdoor Space
- Off-Street Parking & Garage
- Ideally Located for Muswell Hill Broadway's Shops, Cafés & Restaurants
- Within Easy Reach of Alexandra Park & Highgate Wood
- Convenient Access to East Finchley Underground Station (Northern Line)



Minimum Household Income Requirement: £165,000/year

Havilands are delighted to offer TO LET this substantial FOUR BEDROOM FAMILY HOME located on the desirable Twyford Avenue, N2. Offered UNFURNISHED and AVAILABLE IMMEDIATELY, the property provides spacious accommodation throughout alongside a large private rear garden.

The ground floor features a welcoming entrance hallway leading to a bright and generously proportioned reception room complete with bay window, parquet flooring and attractive period fireplace. The property retains charming original features including fireplaces and stained glass. The kitchen provides direct access to the rear garden, offering excellent space for both family living and entertaining. Upstairs, the property offers four well-proportioned bedrooms along with a family bathroom, with the layout providing flexible accommodation ideal for modern family life. Externally, the property benefits from a large private rear garden, providing outdoor space rarely found with similar homes in the area. To the front, the property also offers off-street parking and a garage, further enhancing practicality.

Twyford Avenue is ideally positioned between Muswell Hill and East Finchley, providing excellent access to the amenities of Muswell Hill Broadway, renowned for its vibrant village atmosphere with cafés, restaurants, independent shops and supermarkets. The property is also within easy reach of green spaces including Alexandra Park and Highgate Wood, offering excellent outdoor leisure opportunities. For commuters, East Finchley Underground Station (Northern Line) is nearby providing direct access into Central London, while local bus routes offer convenient connections across North London.

Minimum Household Income: £165,000/year

Availability: Immediate

Furnishing: Unfurnished

Local Authority: Barnet Council

Council Tax: Band G (£3392.53 25/26)

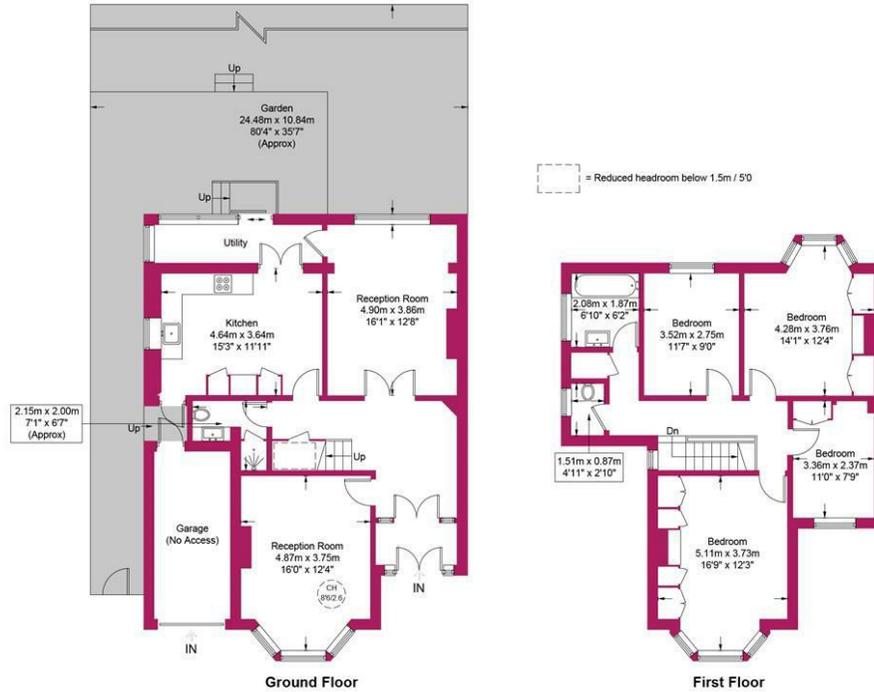
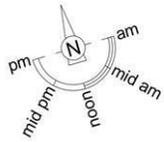
EPC Rating: Awaited

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

# Twyford Avenue, N2

Approximate Gross Internal Area = 1632 sq ft / 151.6 sq m

Restricted Height = 1.1 sq ft / 12 sq m



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>			
(55-68) <b>D</b>		<b>64</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



havilands | 020 8886 6262  
 come by and meet the team  
 30 The Green, Winchmore Hill, London, N21 1AY

