



Sylvan Avenue, N22

Offers in Excess of £800,000

Freehold

Castles

Sylvan Avenue, N22 5HY

This enchanting three/four bedroom Period house, spanning over a generous 1450sqft (approx), located on a sought-after road, offers bright and generous size accommodation. Bathed in natural light with a host of charming characterful features including stained glass windows, glorious fireplaces, high ceilings and cornicing. Composed of an inviting entrance hall with tessellated tiled flooring, bay fronted reception room, dining room opening to a newly fitted contemporary kitchen, rear reception room with access to a beautifully tended south facing rear garden, with pedestrian side gate leading to the front. On the first floor there are three large double bedrooms, (Principle bedroom with access to private balcony), a family bathroom, shower/wet room (Previously 4th bedroom), separate guest WC. and access to loft space with huge potential to convert subject to usual planning consents. Conveniently positioned just off the popular Green lanes, with a diverse range of amenities to include; independent retailers, restaurants, coffee shops and bars. Both Wood Green and Bounds Green Stations are also within close proximity. Offered for sale chain free.

EPC Rating: D
Current: 63 Potential: 82

Council Tax Band: F

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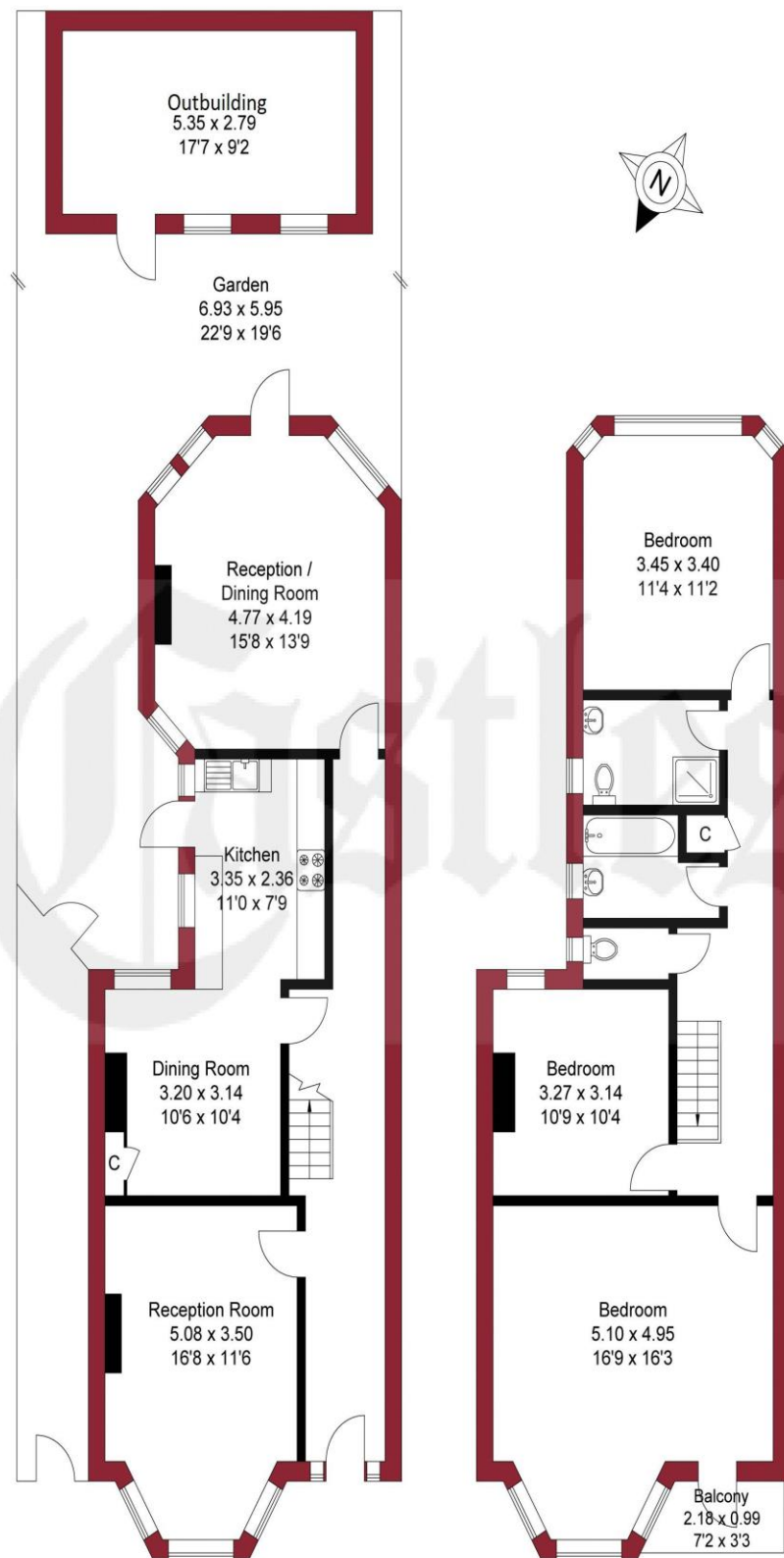
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APPROXIMATE GROSS INTERNAL AREA
 138.31 sqm / 1488.75 sqft (Excluding Garage)
 153.23 sqm / 1649.35 sqft (Including Garage)



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of Wood Green

Wood Green is a small, vibrant town located on the outskirts of North London which has a diverse population and historic architecture. There is a diverse selection of shops, restaurants, independently- owned bars and cafes, beauty salons, sport facilities and recreational grounds. Many of the bars, restaurants and cafes overlook the beautiful open space of Broomfield Park.

History

In the latter half of the 19th century and before urbanisation Wood Green was part of Tottenham and covered by woodland called Tottenham Wood, hence the original name of the area, Tottenham Wood Green. The 18 acre area was auctioned off as 'Wood-Green' in 9 separate plots on 13 August 1806 by local agent Prickett and Ellis at Garraway's Coffee house in Cornhill, London.

Housing Stock

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Wood Green attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

Shopping, food and drink

Wood Green Shopping Centre offers an array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on Green Lanes include upmarket restaurants and supermarkets as well as numerous cafes/ coffee shops and bars spilling out onto the pavements. Whether one is looking for traditional English grub or somewhere that serves something a little more Mediterranean, there is no shortage of options, elegant restaurants, bars and pubs to suit all tastes.

Recreational Grounds & Amenities

There are plenty of open green spaces in and around the area, including Woodside Park. Additionally there is a number of fitness centres, Tennis & Cricket clubs and Arnos Grove swimming pool.

Transportation

Wood Green has excellent transport links with Bowes Park British Rail Stations nearby as well as links to Central London via Bounds Green & Wood Green tube stations. The area is also served by popular bus routes along Green Lanes. Bus routes 34, 102, 121, 141, 232, 329, W6, W9 and the N29 all operate locally. The North Circular Road and A10 are the main trunk roads and the A111 through Southgate gives access to the M25 motorway at junction 24.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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