



# 15 Sylvan Avenue

, London, N22 5HX

**Offers Over £515,000**



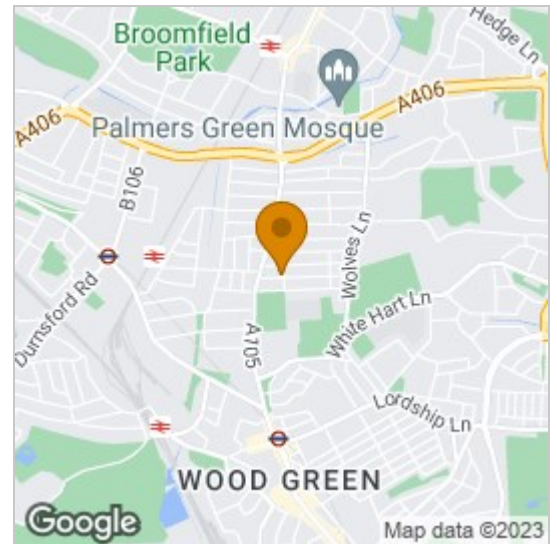
An exquisite and spacious 3 bedroom garden conversion positioned on a much favoured turning directly off the High Road, N22 and within a short walk of Wood Green tube station (Piccadilly Line) and Bowes Park British rail station (Moorgate Line). The property benefits from a beautifully manicured rear garden and having a blend of original character and contemporary features throughout the property also being situated opposite Woodside Park. Further comprising; reception with period fireplace, eat-in kitchen and modern bathroom.

- 3 Bedrooms
- open plan Kitchen
- Own Rear Garden
- shower Room
- Own Front Door
- please give give us call for viewing

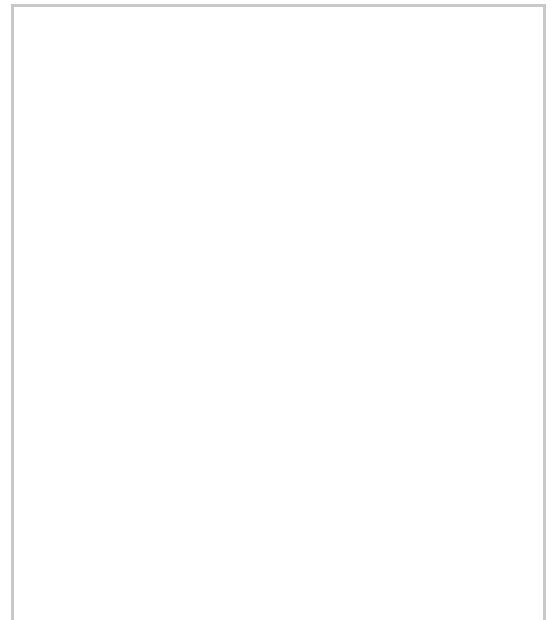
Available also Pattison Auction website



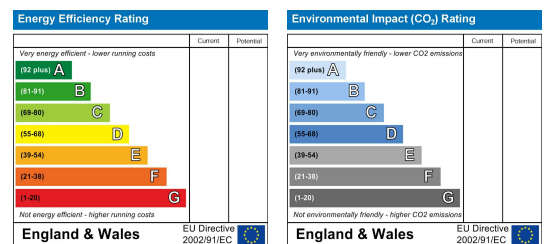
## Area Map



## Floor Plans



## Energy Efficiency Graph



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