

# CAMBRIDGE GARDENS N10

TWO BEDROOM FLAT FOR SALE

**ELDERTON & CO**  
Estate Agents





## CAMBRIDGE GARDENS, MUSWELL HILL, N10 2LW



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We are pleased to offer this lovely ground floor two-bedroom apartment in this highly regarded, purpose-built residential development in Muswell Hill.

The flat features a semi-open plan kitchen/ lounge. The Kitchen area features good worktop space as well as good cupboard space and further benefits from a dishwasher. The lounge area has solid wood flooring with double glazing windows looking out to the communal garden.

There are two bedrooms with solid wood flooring and double glazing windows. The master bedroom has a large built-in wardrobe with excellent space including built-in draws.

The bathroom features tiled flooring and walls with a bath/ glass shower screen for showering.

Further benefits from having a recently fitted gas boiler, off-street parking and communal garden.

Offered Chain free and benefits from being recently redecorated throughout, this beautiful apartment would suit first time buyers and investors alike.

The property is located within close proximity to a range of local amenities, shops and services as well as frequent bus routes.

**Lease:** 153 years

**Service Charge:** £1,200 per annum

**Ground Rent:** £150 per annum



**LOUNGE**  
4.82m x 3.47m  
15'10" x 11'5"



The lounge is located towards the back of the building and features solid wood flooring, double glazed windows and views of the communal garden.



**KITCHEN**  
2.60m x 2.58m  
8'6" x 8'6"

The kitchen is positioned just off the lounge and features all integrated appliances including a dishwasher and offers great worktop and cupboard space.





## BEDROOM ONE

3.89m x 3.44m

12'9" x 11'3"

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Bedroom one is a spacious double bedroom with a stylish built-in wardrobe and draws. It features wood flooring and double glazing windows.



## BEDROOM TWO

2.70m x 2.10m

8'10" x 6'11"



## FAMILY BATHROOM

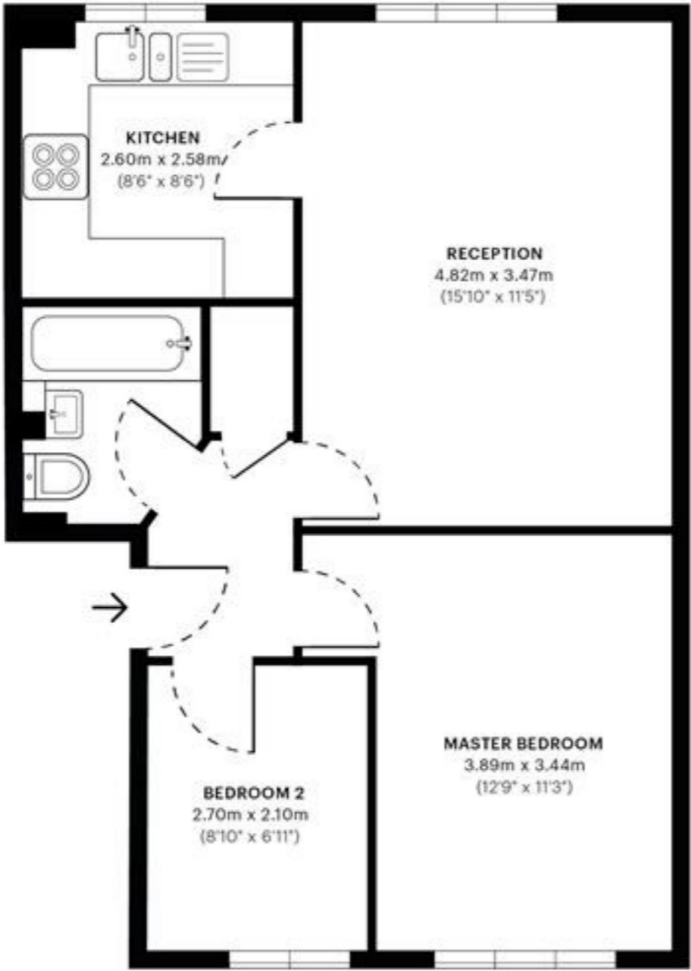
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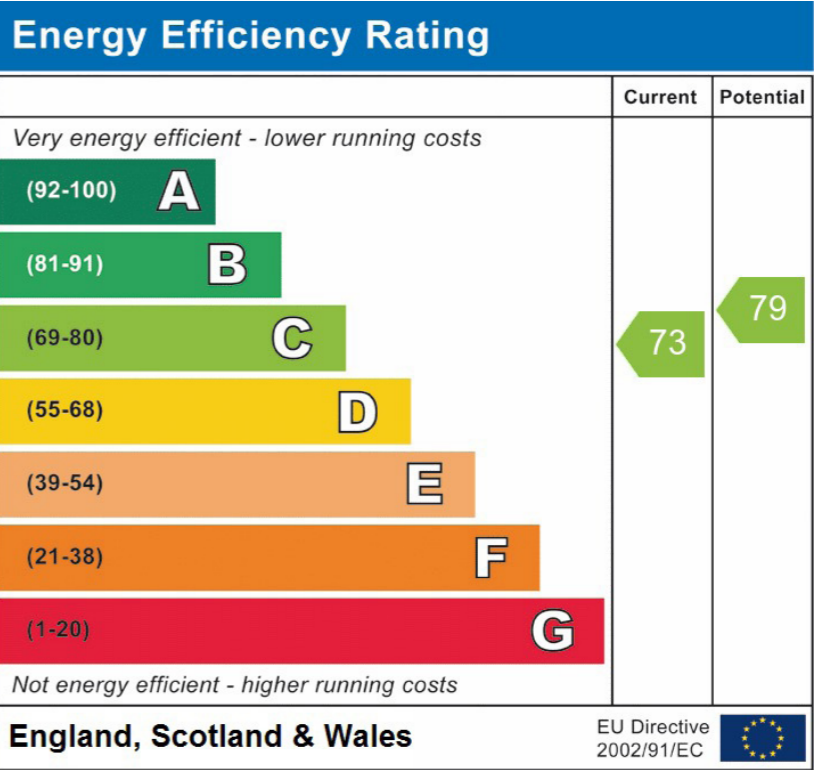
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FLOOR PLAN



EPC



Businesses within 5 miles

41 SUPERMARKETS	28 CONVENIENCE STORES	127 RESTAURANTS	44 PUBS/BARS	11 POST OFFICES
21 BANKS	15 GYMS	9 PETROL STATIONS	26 COFFEE SHOPS	68 TAKE AWAYS



Muswell Hill Broadway

Muswell Hill’s vibrant shopping district, centred on the Broadway and Fortis Green Road, is awash with independent traders specialising in a wide variety of gifts, international foods, hobbies and crafts. Avenue Mews is a small hidden street tucked behind Muswell Hill Broadway with shops rubbing shoulders with craftspeople working in the studios forming the creative heart of the area.



Alexandra Palace

Alexandra Palace is where the BBC beamed its first broadcast in 1935. Perched above the city, it boasts beautiful surroundings and wonderful views over London. From the first warm days of spring until the annual fireworks display in November, outside is the place to appreciate Ally Pally taking in the nearby boating lake, children’s playground and parkland. A London institution.

Primary schools map

Outstanding  Good  Requires Improvment  Inadequate  Not Rated

SCHOOL	SCHOOL NAME AND TYPE	OVERSUBSCRIPTION AND ADMISSION STATUS	2013 KEY STAGE 2 % ACHIEVING EXPECTED LEVEL	OFSTED GRADE
A	Coppetts Wood Primary School Community school	Oversubscribed Inside admission area	This school 77% Local Area Average 88% National Average 80%	Outstanding
B	Rhodes Avenue Primary School Community school	Oversubscribed Outside admission area	This school 98% Local Area Average 88% National Average 80%	Outstanding
C	Coldfall Primary School Community school	Oversubscribed Inside admission area	This school 94% Local Area Average 88% National Average 80%	Outstanding
D	Our Lady of Muswell Catholic Primary School Voluntary aided school	Not oversubscribed Inside admission area	This school 93% Local Area Average 88% National Average 80%	Outstanding
E	Hollickwood Primary School Foundation school	Oversubscribed This catchment area is currently unknown	This school 81% Local Area Average 88% National Average 80%	Good
F	Norfolk House School Other independent school	Unknown This catchment area is currently unknown	This school Local Area Average National Average	Not Rated



**Getting a mortgage can be a challenging and complicated process. That's why you need regular access to expert guidance and support from people you know you can trust.**

Harford Financial is London based Mortgage and Protection specialist. Whilst our offices are in the City of London and Edgware, we look after clients all over the UK. We work closely with individuals and SME's to help them with their property finance solutions and protection requirements.

We are dedicated to creating a meaningful, long-term relationship with you that is based on understanding, knowledge and commitment to progress. We are a company of action: proactive, professional and committed to creating long-term success and financial progression for our clients.

We understand that everyone's different, and that's why our mortgage planning approach is as individual as you. The financial side of life can be complex and that's why we work hard using careful planning and consultation. We then provide quality advice to help you on your property journey and spend as much time as possible to find the right solution for you.

### Get In Touch

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## ABOUT ELDERTON & CO

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At Elderton & Co, we have a real passion for property, that's why we set up our office in a High Street flat. We want our clients to feel at home, whether they're looking to sell, rent or buy. With us, it's all about homes!

Finding a new home or selling a home can be a stressful time, but here at Elderton & Co, we strive to make it an exciting experience. You'll feel like part of the team while we work closely with you in order to create packages to best meet your requirements.

We aim to be more than your typical estate agents by offering a premium service at an affordable price. Our team are never too busy for a chat and a coffee, we love to build strong relationships and that's why we're committed to being fully transparent and honest with all of our clients.

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