



## B 145 AVENUE MEWS

MUSWELL HILL, N10 3NN

£2,100 PCM

This beautifully presented 2-bedroom flat, is located in the heart of Muswell Hill, a highly sought-after area known for its vibrant community and excellent amenities. The property features a spacious open-plan kitchen and reception room, ideal for both entertaining and relaxing, with modern appliances, including a washing machine and dishwasher. High ceilings throughout enhance the sense of space and elegance, complementing the flat's contemporary finish. Two double bedrooms and a modern tiled bathroom suite.

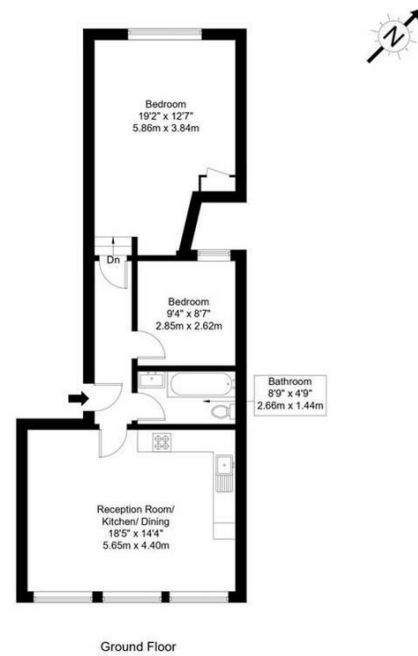
Its prime location is within walking distance of Muswell Hill's boutiques, cafes, restaurants, and grocery stores, including Waitrose and Planet Organic. Transport links include local buses and nearby Highgate Station (Northern Line), providing easy access to central London.

Available 29th October 2025 on a unfurnished basis.

# Hemmingfords

## Avenue Mews, N10 3NN

Approx Gross Internal Area = 62.84 sq m / 676 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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