



 **2**
Bedrooms

 **1**
Bathroom



Mantlestates are pleased to offer this spacious 1930's built 2-DOUBLE BEDROOM FIRST FLOOR FLAT. Spacious hall way, Large Lounge with Balcony & Wooden Flooring through-out. Located in Quiet Road & easy access to Muswell Hill Broadway. OFFERED CHAIN FREE

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ENTRANCE HALL: 8' 00" x 3' 03" (2.44m x 0.99m)

(8'00" x 3'03") x (5'00" x 6'07") Stripped floorboards, storage cupboard.

KITCHEN: 9' 00" x 11' 08" (2.74m x 3.56m)

Double glazed window to rear aspect, wall and floor standing units, stainless steel sink drainer with mixer tap, gas central heating boiler, electric hob, electric oven, floor tiles, part tiled walls.

LOUNGE: 13' 03" x 15' 05" (4.04m x 4.70m)

Double-glazed window to front aspect, stripped floorboards, radiator.

BALCONY: 11' 04" x 4' 01" (3.45m x 1.24m)

FRONT BEDROOM: 12' 03" x 11' 04" (3.73m x 3.45m)

Double-glazed window to front aspect, stripped floorboards, radiator.

REAR BEDROOM: 11' 03" x 9' 01" (3.43m x 2.77m)

Double glazed window to rear aspect, stripped floorboards, radiator.

BATHROOM: 5' 06" x 7' 03" (1.68m x 2.21m)

Double glazed window to rear aspect, panel bath mixer tap and shower attachment, low-level flush water closet, wash hand basin, heated towel rail, tiled flooring, part tiled walls, extractor.



£375,000

Brian Court, Wetherill Road, Muswell Hill N10



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Brian Court, Wetherill Road, Muswell Hill N10

