



Osier Crescent, London N10 1QZ

welcome to

Osier Crescent, London

Set in a peaceful residential area, this charming first floor flat boasts 2 large bedrooms, stunning bathroom, spacious living area leading to a striking kitchen and a balcony that overlooks the Muswell Hill playing fields. Muswell Hill is nearby with its splendid range of shops and amenities.



Situated in this sought-after, 20 year old development on the north side of Muswell Hill, the property is quietly located just off Coppetts Road, 1/4 mile from the A406 North Circular Road, with its adjacent Tesco Superstore. There are several bus routes nearby which provide easy access to the vibrant Muswell Hill Broadway and to Highgate and East Finchley station (Northern Line) or Arnos Grove (Piccadilly line) station.

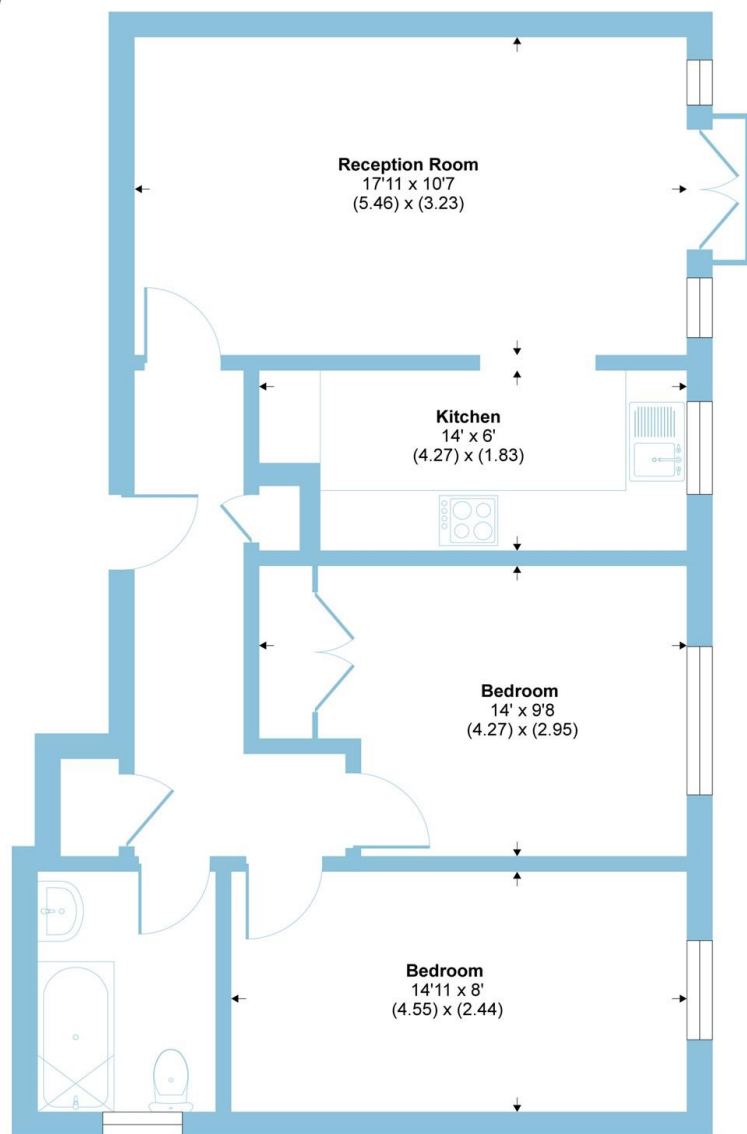
Coppetts Road is well located for access to several popular schools which have been rated 'outstanding' by Ofsted, this includes Coppetts Wood Primary school, Our Lady Muswell RC Primary School, and Coldfall Primary school, Fortismere and The Compton Secondary school.

Muswell Hill playing fields, Coldfall Woods and Muswell Hill Golf Course are a short walk away whilst the open space and leisure activities of Alexandra Park are also close by.

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Approximate Area = 681 sq ft / 63 sq m

For identification only - Not to scale



FIRST FLOOR



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- Private balcony with attractive views
- Double Bedrooms
- Smart Kitchen
- Transport links nearby
- Long Lease
- Reserved Parking
- Communal Garden

£400,000

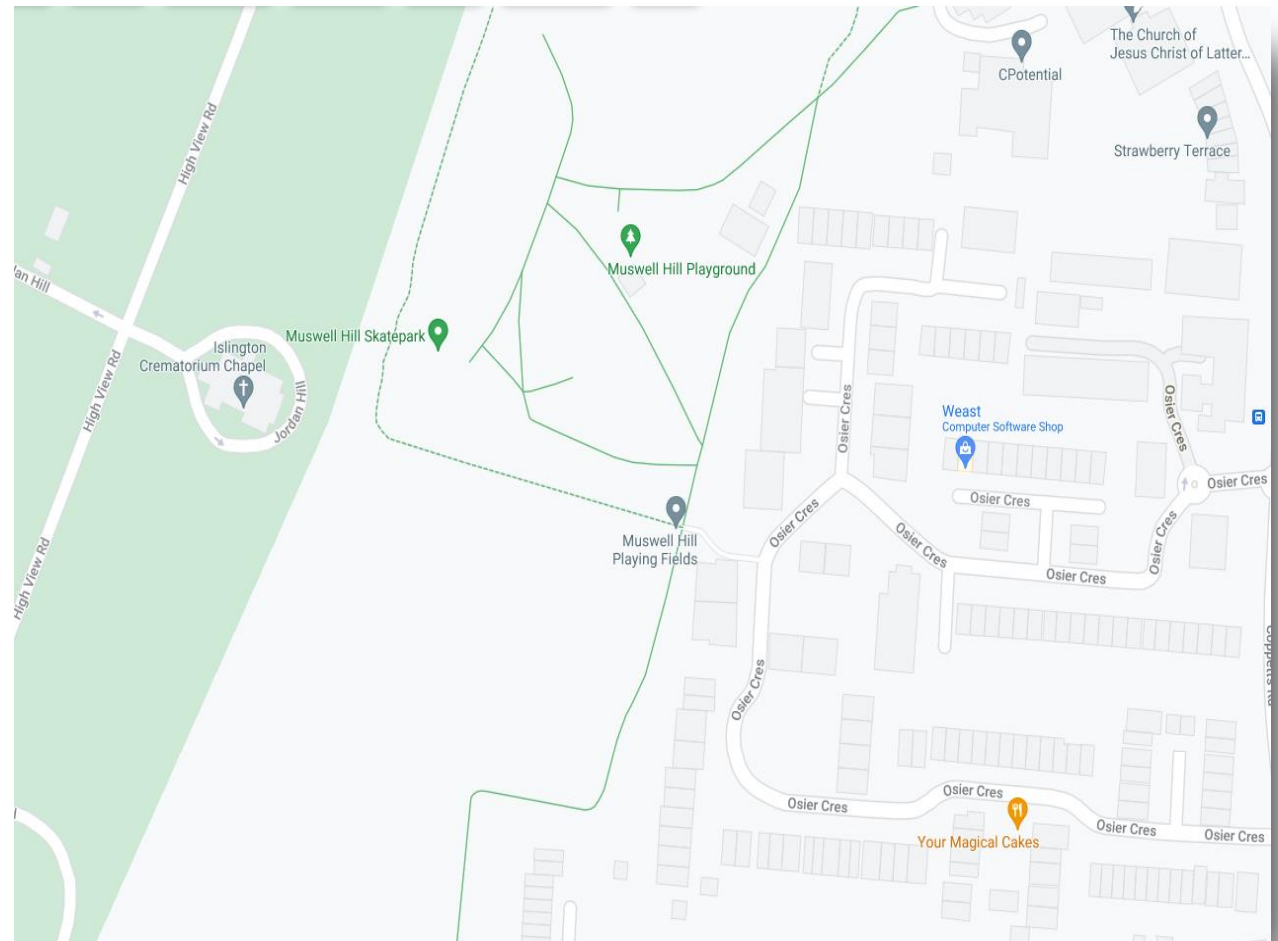
Tenure: Leasehold

Lease: 169 Years

EPC Rating: C

Service Charge: £1282.92

Council Tax Band: D



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
MUH104649 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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