



**Muswell Avenue, London, N10 2EG**

**welcome to**  
**Muswell Avenue, London,**

A wonderful opportunity to acquire this three bedroom split level maisonette benefiting from its own private entrance and roof terrace.

The property comprises of a bright and spacious reception room, separate kitchen and dining room with doors leading out onto a private roof terrace, three bedrooms and bathroom.

Situated within a quiet tree lined avenue which is within a short distance from Muswell Hill Broadway and its large selection of shops, restaurants and excellent bus services to Highgate and East Finchley tube stations (Northern Line). Within catchment of Fortismere Secondary School, Alexandra Park Secondary School, and Our Lady of Muswell Primary Schools.



# Muswell Avenue, London, N10

Approximate Area = 1114 sq ft / 103.4 sq m

Limited Use Area(s) = 96 sq ft / 8.9 sq m

Total = 1210 sq ft / 112.3 sq m

For identification only - Not to scale



welcome to

## Muswell Avenue, London

- Period conversion
- Private roof terrace
- Split level
- Three bedrooms
- Private entrance

Tenure: Leasehold

EPC Rating: C

Council Tax Band: F

Ground Rent: £80

Service Charge: £492.80

offers in excess of **£700,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MUH105365](https://www.barnardmarcus.co.uk/Property/MUH105365)

This is a Leasehold property with details as follows; Term of Lease 111 years from 07 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
MUH105365 - 0005

 barnard marcus



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