



Coppetts Road, London, N10 1JH

welcome to
Coppetts Road, London,

Benefitting from a superb rear extension, this spacious and well-presented, end-of-terraced family home offers 3 double bedrooms & a large garden and is located within the Fortismere School Catchment area, just 1/2 mile from the excellent facilities of Muswell Hill Broadway

Muswell Hill Broadway is known for its range of prestige retail therapy including cafes, restaurants, and gastro-pubs. The surrounding area also benefits from outstanding primary and secondary schools including Fortismere, Tetherdown & Coldfall.

For those that enjoy the outdoors, there are great local facilities such as Muswell Hill golf club and Muswell Hill Methodist tennis club, in addition to the many large parks and woodlands to be explored including Alexandra Palace and Coldfall Woods, whilst the Parkland Walk runs from Muswell Hill to Finsbury Park.

The local area offers a vast range of architecture from modern blocks and period conversion flats boasting plenty of character and high ceilings, to large 1920's and 1930's Victorian and Edwardian freehold houses, perfect for a growing family.

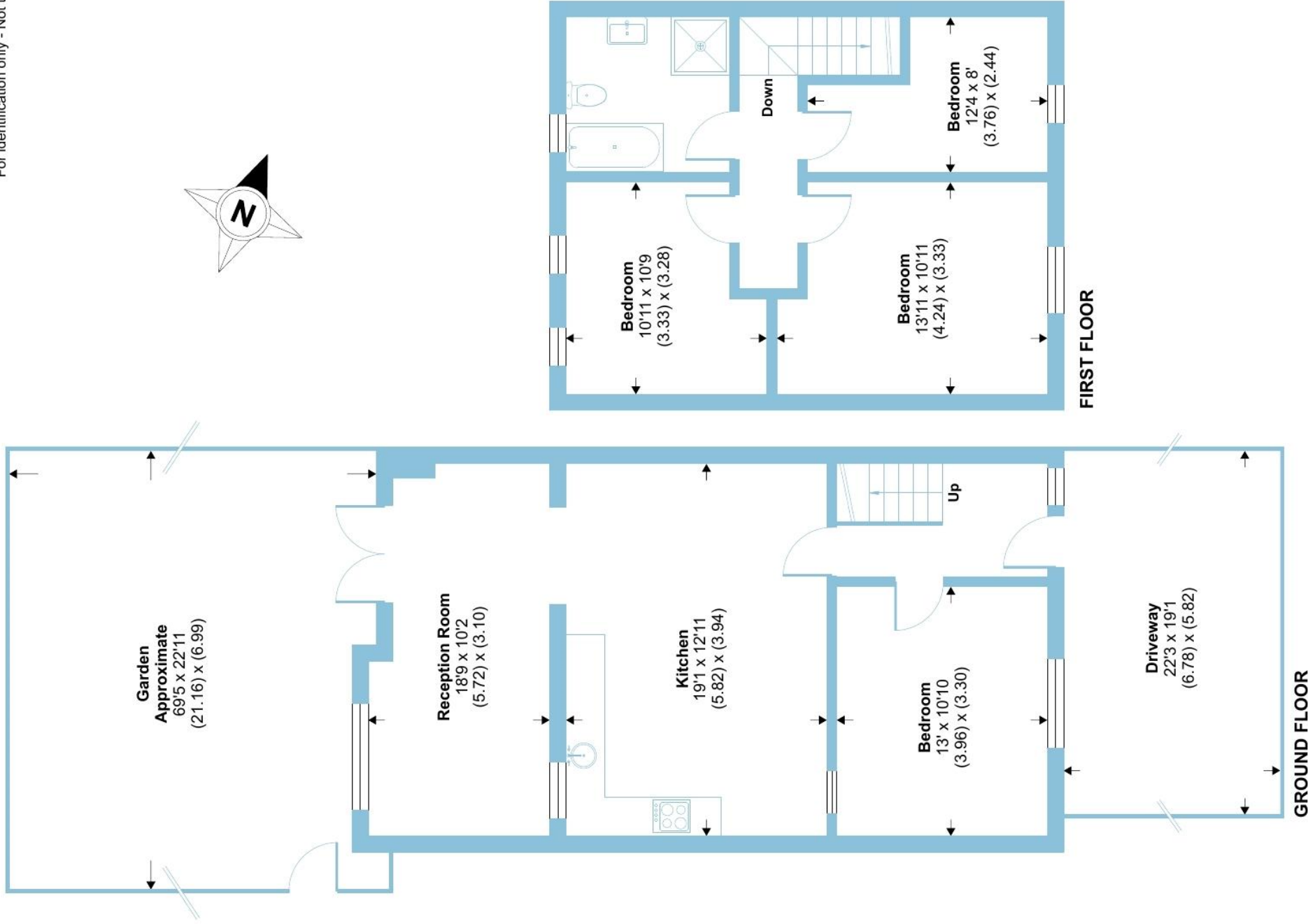
In terms of commuting, Muswell Hill is well positioned to provide access to myriad bus routes and Tube/rail access via Highgate and East Finchley (Northern Line), Alexandra Palace (Northern Rail) and Bounds Green (Piccadilly Line) stations which offer great access to the City and West End. The Broadway is located just a mile south of the North Circular Road (A406) providing good road access around and out of the Capital.



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Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Barnard Marcus. REF: 1037121



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welcome to

Coppetts Road, London

- Two Receptions
- Large Kitchen Diner
- Three Double Bedrooms
- large Rear Garden
- Convenient Location

Tenure: Freehold

EPC Rating: D

£795,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105378



Property Ref:
MUH105378 - 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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