



Alexandra Road, London, N10 2RT

welcome to
Alexandra Road, London,

Quietly located on a residential street, this 2 bedroom flat is situated on the ground floor of a small purpose built block. With direct access to a 50' PAVED PRIVATE GARDEN and large shed, this is a great first home.

Situated approximately half a mile north of the iconic Muswell Hill Broadway, Alexandra Road is a residential street located between Colney Hatch Lane and Muswell Hill Golf Course. The Broadway provides an extensive range of prestige retail therapy including cafes, restaurants, and gastro-pubs, whilst being great for commuters with easy access to the A1 and A406 North Circular Road, myriad bus routes and Tube/rail access via Bounds Green (Piccadilly), East Finchley (Northern) tube stations and New Southgate (Great Northern- just 10 minutes away) which offer great access to the City and West End and beyond. This property is located with easy reach to the Tesco Extra and a range of local shops.

You are also within close proximity to some great local schools including Alexandra Park School, Fortismere School, Coppetts Wood Primary School and Coldfall Primary School which have all been rated as 'outstanding' by Ofsted.

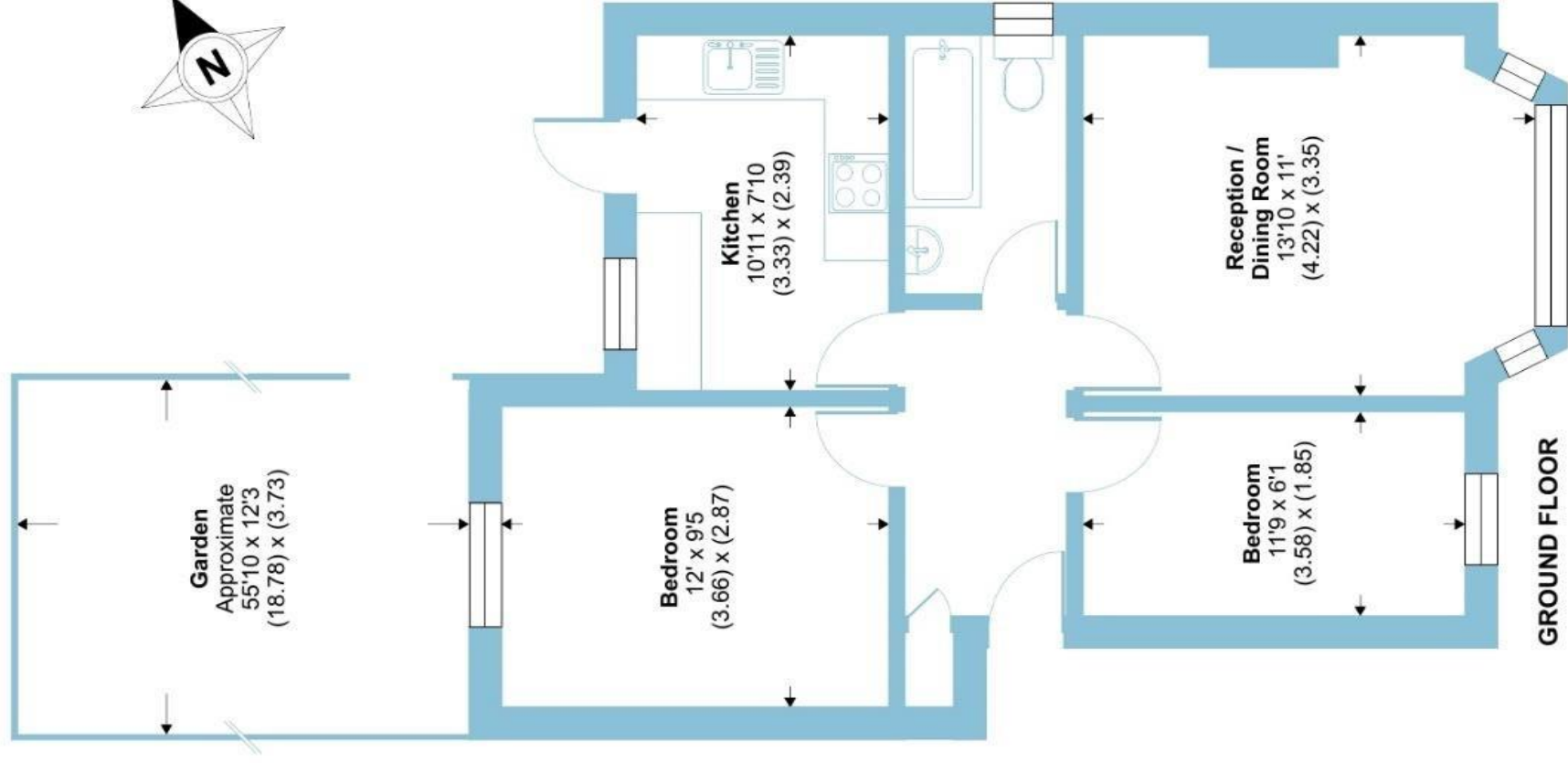
For those that enjoy the outdoors there are many large parks and woodlands to be explored with fantastic local facilities including Alexandra Palace, known locally as Ally Pally, Muswell Hill golf club and Muswell Hill Methodist tennis club.



Alexandra Road, Muswell Hill, N10

Approximate Area = 546 sq ft / 50.7 sq m

For identification only - Not to scale



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Alexandra Road, London

- Spacious Reception
- Well Fitted Kitchen
- Two Bedrooms
- Bathroom
- Large Garden

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C

Ground Rent: £50

Building Insurance: £200

Offers In The Region Of £375,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/MUH105503](https://www.barnardmarcus.co.uk/Property/MUH105503)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1998. 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:
MUH105503 - 0002

 barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)