



Muswell Hill, London, N10 3PN

welcome to
Muswell Hill, London,

A wonderful opportunity to acquire this split level one double bedroom conversion flat in the heart of Muswell Hill. The flat is located within this imposing Victorian conversion and is offered to the market in excellent condition throughout, to be sold with a new 999 year lease.

The flat is located on the second (top) floor with internal stairs leading up to a separate living room area. The flat further comprises of a modern kitchen, bathroom and double bedroom.

The property is ideally located moments from the heart of Muswell Hill, with a selection of shops and restaurants and moments from the beautiful spaces of Alexandra Palace and Park, Highgate Wood and the historic Parkland Walk.

The flat is ideally located for local bus connections to Crouch End and Finsbury Park (Victoria Line). Highgate Underground Station (Northern Line) is within easy reach, providing reliable links into and out of London. Free parking is also available on neighbouring streets. The property is also within catchment of Muswell Hill primary school and Fortismere secondary schools.



Muswell Hill, London, N10

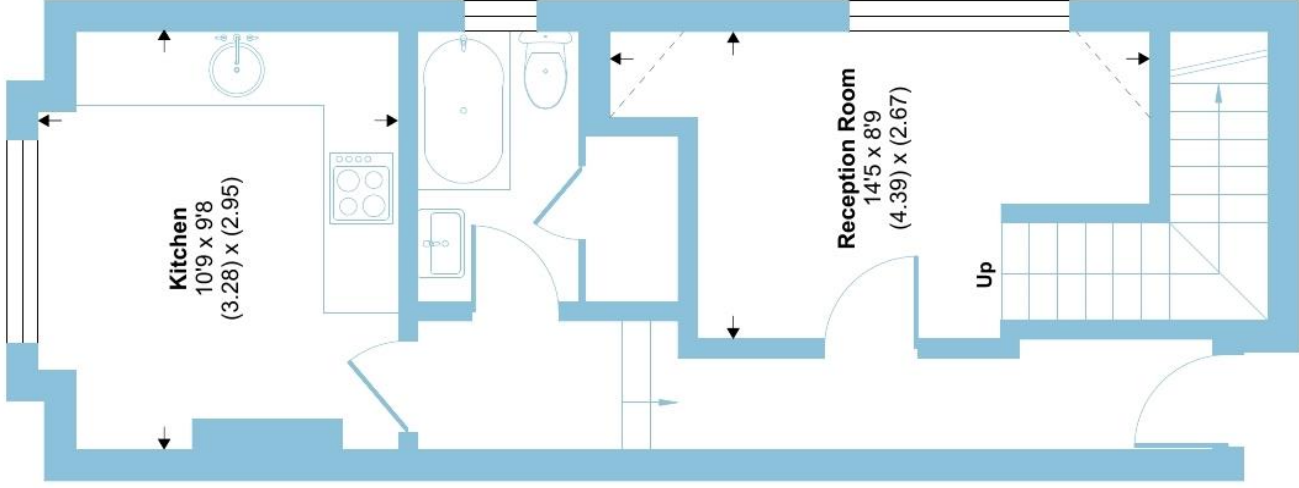
Approximate Area = 610 sq ft / 56.6 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

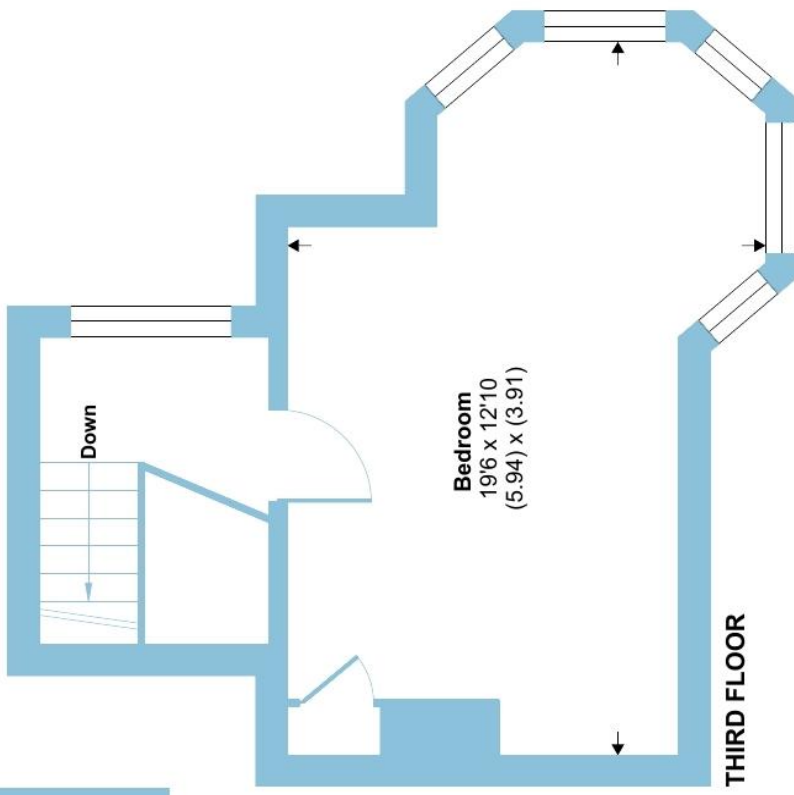
Total = 614 sq ft / 56.9 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



THIRD FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Barnard Marcus. REF: 1089456



barnard marcus

welcome to

Muswell Hill, London

- Share of Freehold
- To be sold with a new 999 year lease
- One bedroom
- Separate kitchen
- Chain free
- Period conversion
- Split level

Tenure: Leasehold

EPC Rating: D

Council Tax Band: D

offers in excess of **£375,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH103770

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1983. Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

MUH103770 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



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



barnardmarcus.co.uk