



Caversham Lodge, Grove Avenue, London, N10 2AJ

welcome to

Caversham Lodge, Grove Avenue, London,

This ground floor three bedroom flat is ideally located within the catchment area for the highly sought after Rhodes Avenue Primary School and Alexandra Park Secondary School.

The property comprises of three bedrooms, living room, separate kitchen/dining room, family bathroom and further WC. The flat is offered to the market in good condition throughout and further benefits from a private garage.

Located on Grove Avenue, a quiet leafy street on the Muswell Hill and Alexandra Park borders, this delightful property is within easy reach of excellent transport links at Alexandra Palace overground station or bus links to Bounds Green underground station on the Piccadilly Line and Highgate on the Northern Line. There is a lovely selection of local shops and eateries nearby on Alexandra Park Road, as well as the excellent amenities of Muswell Hill Broadway.

In addition, Alexandra Palace itself is a three minute walk away with excellent open green spaces, regular markets and events as well as a theatre, ice-skating and Go-Ape.



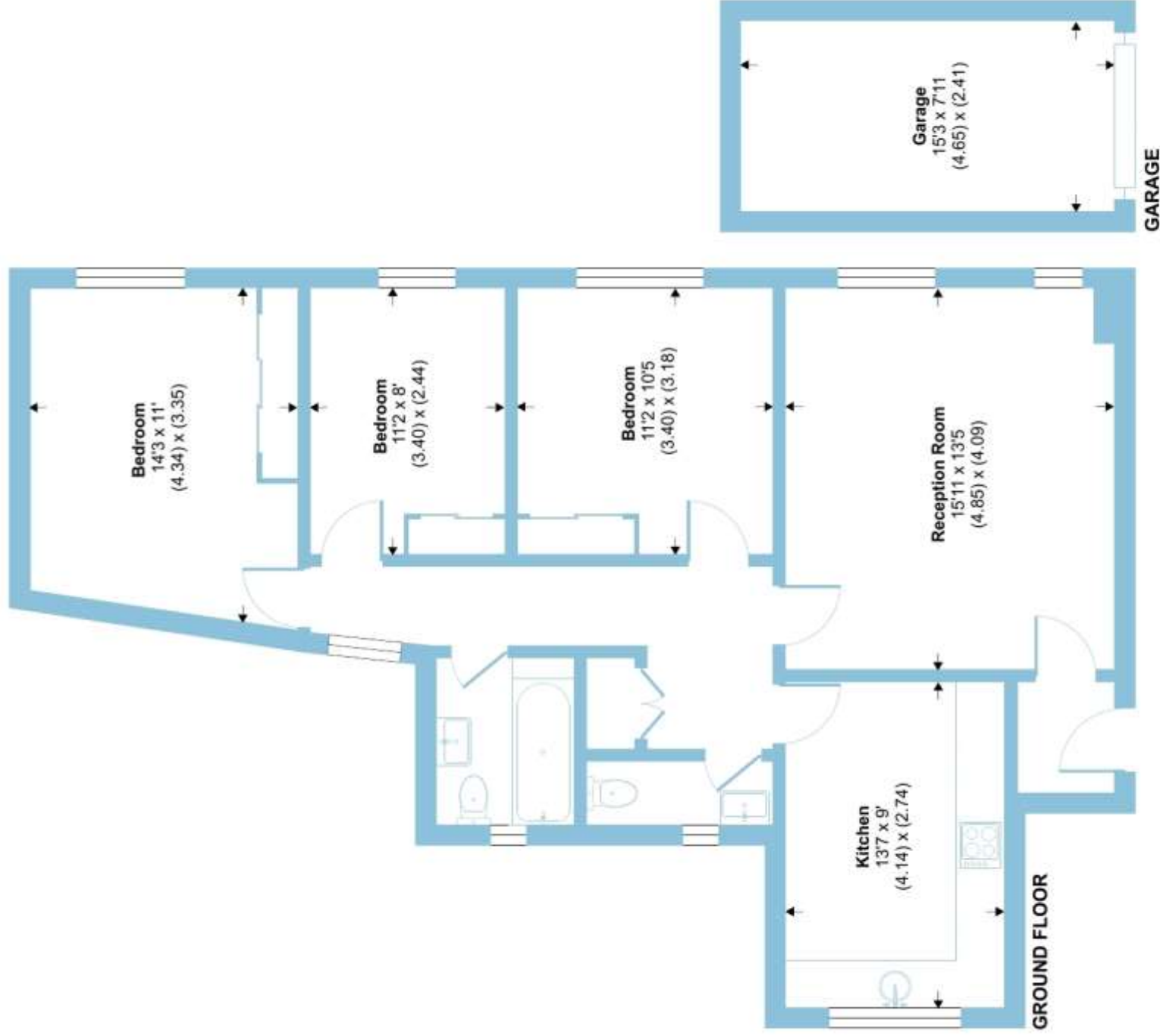
Caversham Lodge, Grove Avenue, London, N10

Approximate Area = 921 sq ft / 85.5 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



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Caversham Lodge Grove Avenue, London

- Three Bedrooms
- Two bathrooms
- Private garage
- School catchment for Rhodes and APS
- Ground Floor

Tenure: Leasehold

EPC Rating: C

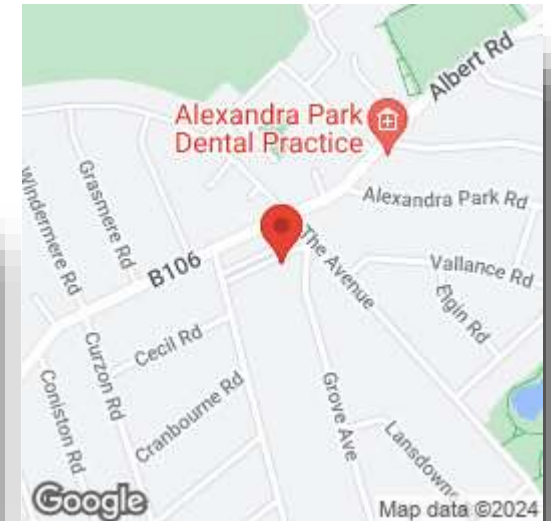
Council Tax Band: E

Ground Rent: £0

Service Charge: £360 pa

offers in excess of

£725,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/MUH104926](https://www.barnardmarcus.co.uk/Property/MUH104926)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1962. Should you require further information please contact the branch.

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



Property Ref:

MUH104926 - 0003

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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