



**Osier Crescent, London, N10 1RE**

**welcome to**

## **Osier Crescent, London**

A bright and spacious top floor flat situated within a well maintained block in Muswell Hill. The property is close to large green open spaces as well as Muswell Hill Broadway and the A406.

The flat comprises of an open plan reception room with modern kitchen, large double bedroom with built in wardrobes and contemporary bathroom.

Osier Crescent is ideally situated close to Muswell Hill Broadway with its vast array of shops, bars, cafes & restaurants and positioned within the catchment area of some of Muswell Hill's best schools, parks and open spaces.

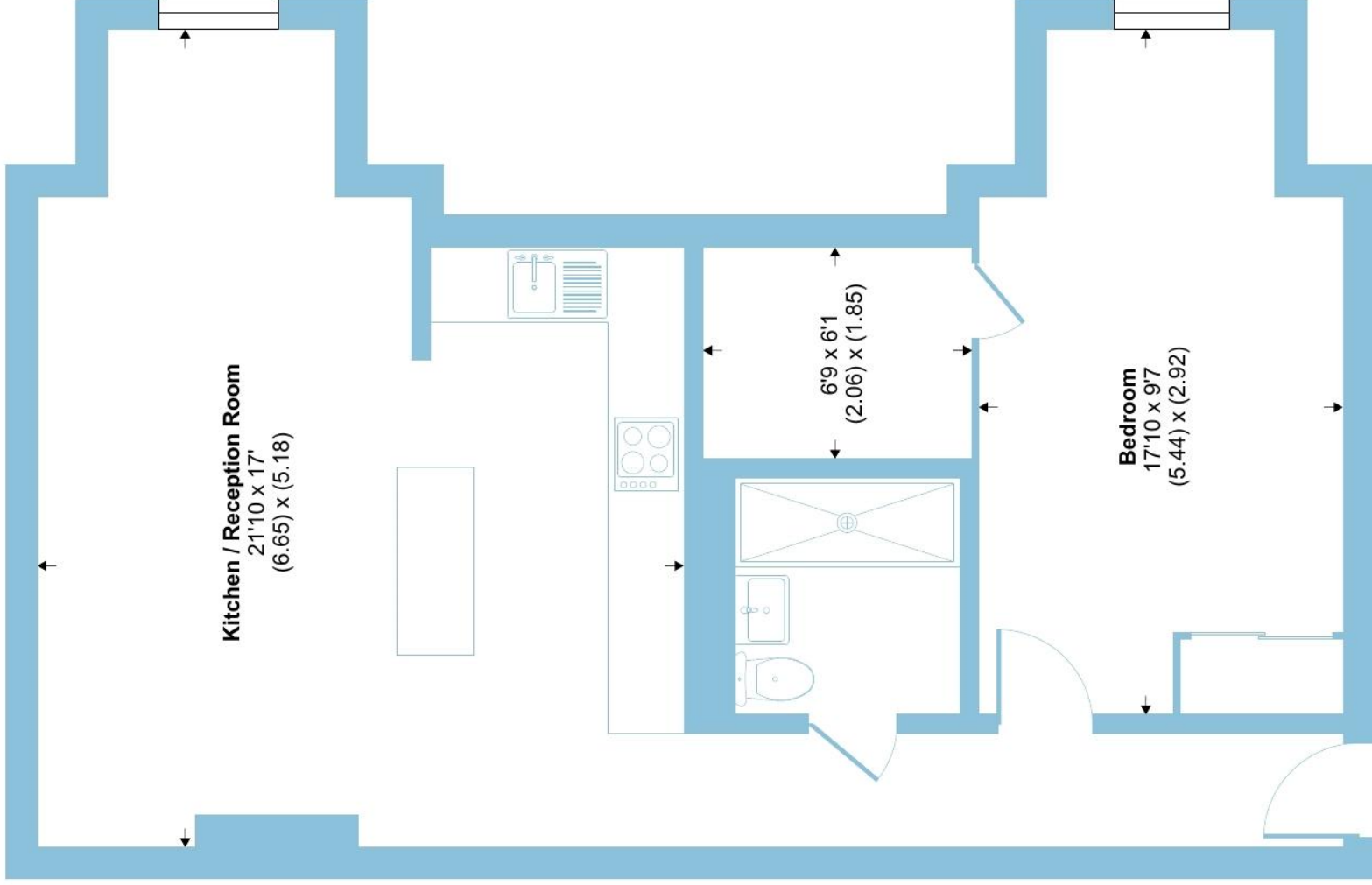




# Osier Crescent, London, N10

Approximate Area = 623 sq ft / 57.8 sq m

For identification only - Not to scale



**THIRD FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023.  
Produced for Barnard Marcus. REF: 992176



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## Osier Crescent, London

- One bedroom
- Top floor
- Purpose built
- Popular development
- Good condition

Tenure: Leasehold

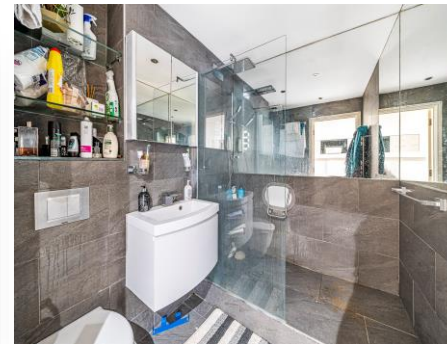
EPC Rating: C

Council Tax Band: C

Ground Rent: £383 pa

Service Charge: £1,695.96 pa

# £375,000



Please note the marker reflects the postcode not the actual property

### view this property online [barnardmarcus.co.uk/Property/MUH105623](https://barnardmarcus.co.uk/Property/MUH105623)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MUH105623 - 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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