



**Pages Lane, London N10 1PS**

**welcome to**  
**Pages Lane, London**

Situated on the corner of Pages Lane and Tetherdown is a truly stunning two bedroom flat which is set on the second floor of this attractive period residence.

This fine property offers a modern and stylish interior which includes a contemporary bathroom suite and a fantastic open plan kitchen/living room with spectacular far reaching views. Located within a short walk of Muswell Hill Broadway and its large selection of shops, restaurants and excellent bus services providing easy access to Highgate and East Finchley tube stations (Northern Line). Within catchment of Coldfall primary and Fortismere secondary schools.

The property has excellent storage, including a large loft, pull-out utility storage, a fitted wardrobe and fitted cupboards in the master bedroom and large overhead storage in the second bedroom. The property and communal areas have recently been refurbished and are in excellent condition. The loft is fully insulated and the lighting converted to LED throughout, to reduce energy bills. The bathroom has underfloor heating.

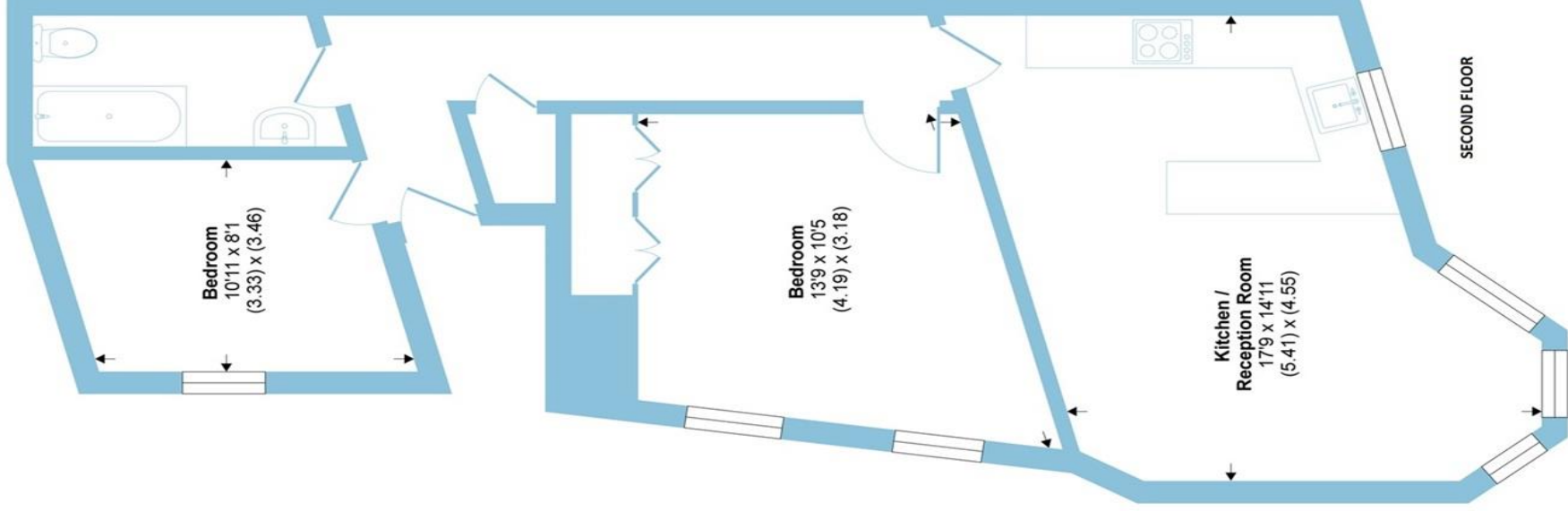
Muswell Hill is perfect for commuters with myriad bus routes and Tube/rail access via Highgate and East Finchley (Northern Line), Alexandra Palace (Northern Rail) and Bounds Green (Piccadilly Line) stations which offer great access to the City and West End. The Broadway is located just a mile south of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



# Pages Lane, London, N10

Approximate Area = 656 sq ft / 60.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Barnard Marcus. REF: 748818



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## Pages Lane, London

- Share of Freehold
- Top Floor
- Two bedrooms
- Access to Loft
- Close to Fortismere Secondary & Coldfall Primary School
- Easy Access to Local Transport Links
- Zero Ground Rent. Service Charge £1,200 pd

Tenure: Leasehold EPC Rating: C Council Tax band: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Nov 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MUH105735](https://www.barnardmarcus.co.uk/Property/MUH105735)



Property Ref:  
MUH105735 - 0005

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**020 8444 4215**



[MuswellHill@barnardmarcus.co.uk](mailto:MuswellHill@barnardmarcus.co.uk)



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



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