

Alma Close, London N10 2NE



welcome to Alma Close, London

Situated in a quiet enclave of Alma Road is a two bedroom ground floor maisonette which is set in this 1930's purpose built block.

The flat offers light and airy accommodation throughout and is being offered in good decorative order. It comprises of a living room, separate kitchen, two bedrooms and bathroom. Further benefits also include its own private entrance and use of landscaped communal gardens.

Located within a short distance from Colney Hatch Lane with its excellent bus services providing easy access to Muswell Hill Broadway and its vast array of boutique shops and restaurants, also close at hand is the North Circular Road. Within favourable distance of Alexandra Park secondary school and several popular primary schools





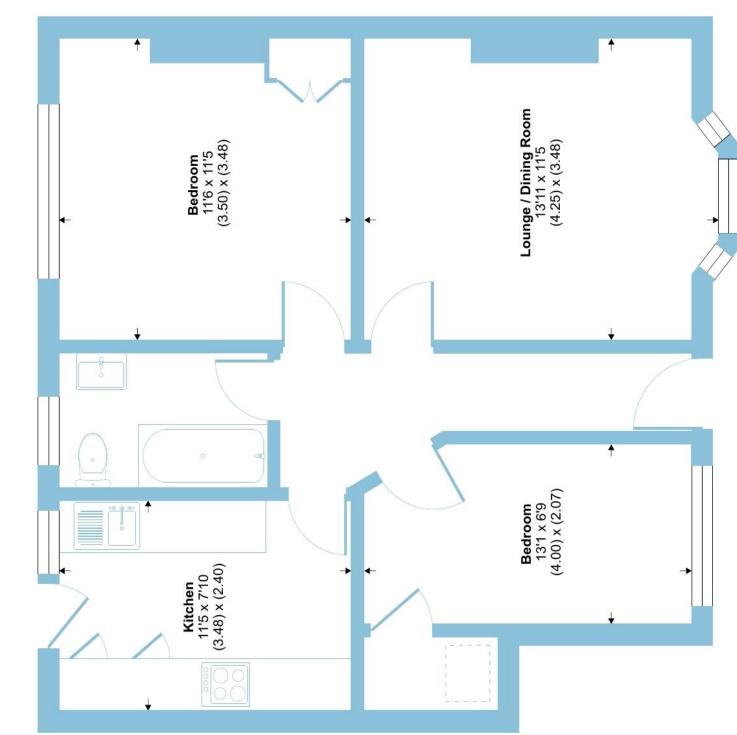


Alma Close, London, N10

Approximate Area = 606 sq ft / 56.2 sq m Limited Use Area(s) = 6 sq ft / 0.5 sq m Total = 612 sq ft / 56.7 sq m For identification only - Not to scale

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GROUND FLOOR



welcome to

Alma Close, London

- Purpose built maisonette
- Ground floor
- Private entrance
- Two bedrooms
- Quiet cul-de-sac

Tenure: Leasehold

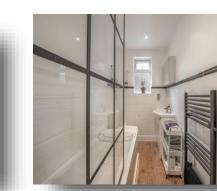
EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£375,000









postcode not the actual property

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Property Ref: MUH105787 - 0006 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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