



Hillfield Park, London N10 3QS



welcome to
Hillfield Park, London

A unique opportunity to acquire this three double bedroom maisonette finished to an exceptional standard throughout with direct access onto a landscaped garden and garden office.

The property retains all of its period features and has been restored to highlight all of these aspects. The raised ground floor comprises of a wonderful living room, and kitchen/dining room with doors opening out onto a rear landscaped garden. There are two double bedrooms on this floor, including the master bedroom with large bay window and high ceilings along with a contemporary bathroom. The first floor has a third double bedroom. To the rear of the garden is a large garden office which is fully functional and would make the perfect work from home office or gym.

The elegant, Edwardian centre that is Muswell Hill Broadway is known for its range of prestige retail therapy, multiple cafes, restaurants, gastropubs and a range of supermarkets including Waitrose & Marks & Spencer Food Stores. The area also benefits from outstanding primary and secondary schools as well as fantastic local facilities such as Alexandra Palace. For those that enjoy the outdoors, there are further facilities at Muswell Hill golf club and Muswell Hill Methodist tennis club plus many large parks and woodlands to be explored, whilst the Parkland Walk runs from Muswell Hill through Highgate and Crouch End to Finsbury Park.

Muswell Hill is well located 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.



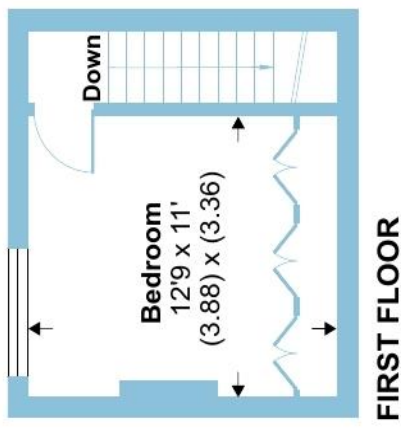
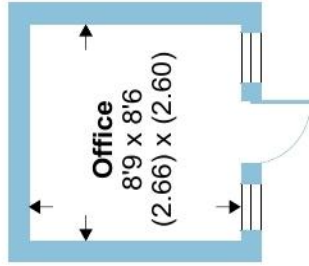
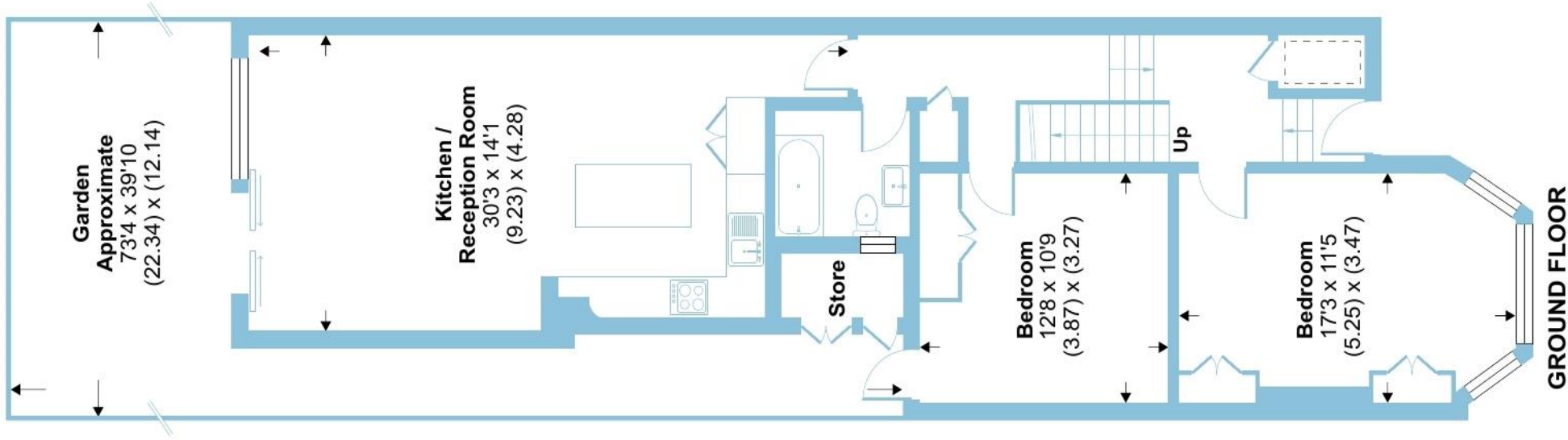
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Approximate Area = 1139 sq ft / 105.8 sq m

Outbuilding = 74 sq ft / 6.9 sq m

Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



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Hillfield Park, London

- Period maisonette
- Exceptional condition
- Three double bedrooms
- Private garden
- Garden office

Tenure: Leasehold

EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Dec 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£1,200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105782



Property Ref:
MUH105782 - 0005

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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