



Coniston Road, LONDON N10 2BN

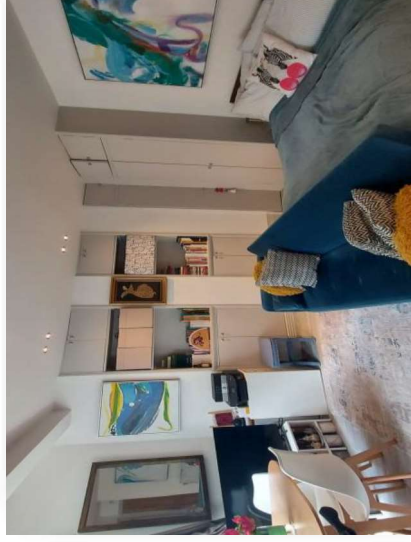
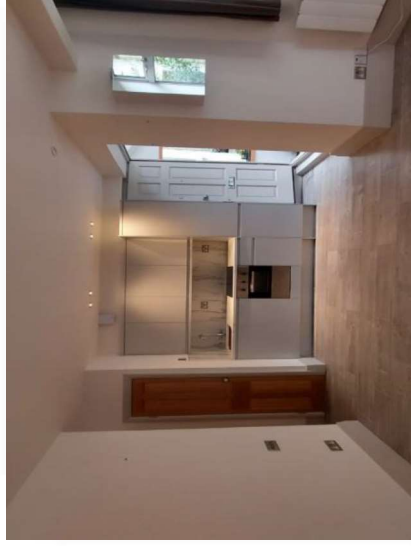
welcome to

Coniston Road, LONDON

An unusually spacious, recently upgraded studio apartment with exceptional storage space, located on the lower ground floor of an attractive character building, which benefits from access to an attractive patio-garden.

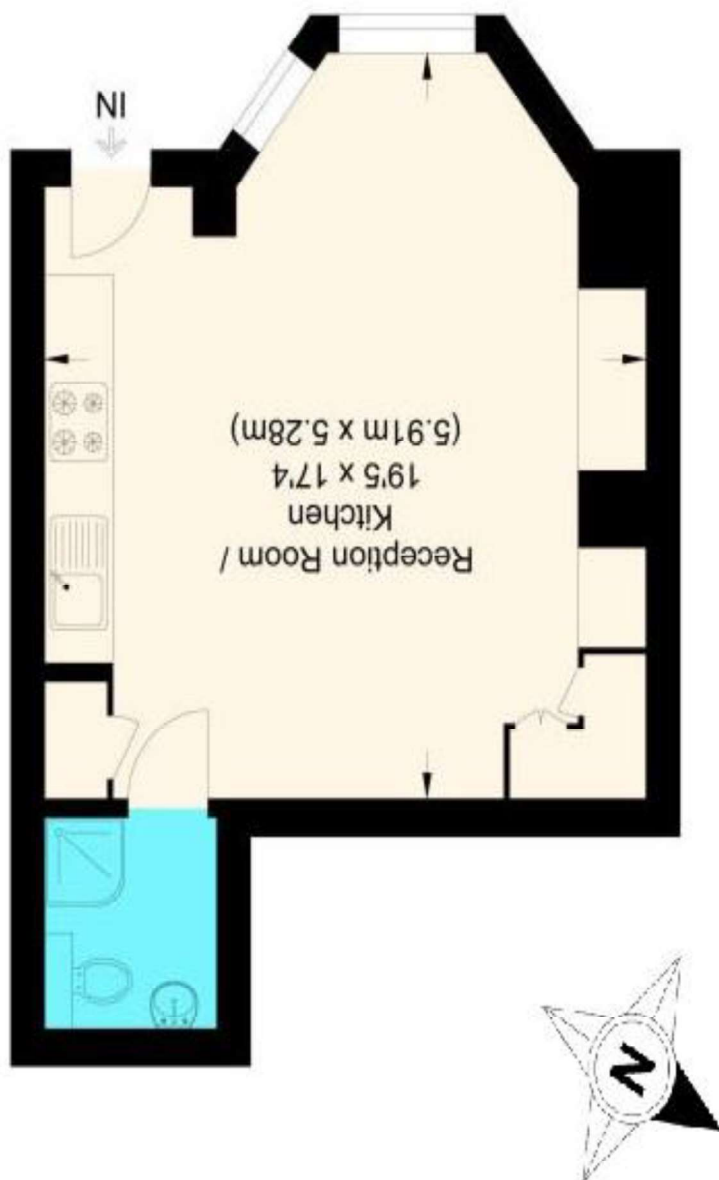
The studio is quietly situated within just 1/2 mile of the Muswell Hill Broadway, known for its range of prestige retail therapy including great bars, cafes, restaurants, and high-end grocers, fishmonger, butchers & supermarkets. The surrounding area also benefits from outstanding local facilities such as Muswell Hill golf club, Muswell Hill Methodist tennis club. For those that enjoy the outdoors there are many large parks and woodlands to be explored including Alexandra Palace and Park (known locally as Ally Pally) whilst the Parkland Walk runs through the nearby Highgate & Queens Woods from Muswell Hill to Finsbury Park via Highgate and Crouch End.

Located between Highgate and Crouch End, Muswell Hill is perfect for commuters with myriad bus routes and Tube/rail access via Highgate and East Finchley (Northern Line), Alexandra Palace (Great 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 north of the A406, North Circular Road, and providing good road access around and out of the Capital.



Approximate Gross Internal Floor Area : 30.80 sq m / 331.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Coniston Road, N10



welcome to

Coniston Road, LONDON

- Spacious Studio
- Modern Fitted Kitchen
- Attractive Bathroom
- Access via Large Patio
- Convenient Central Location

Tenure: Leasehold EPC Rating: D

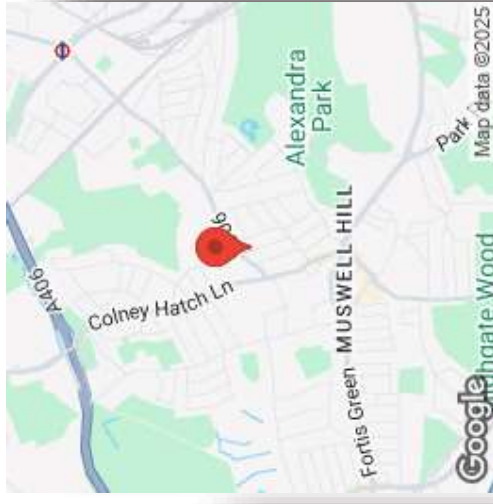
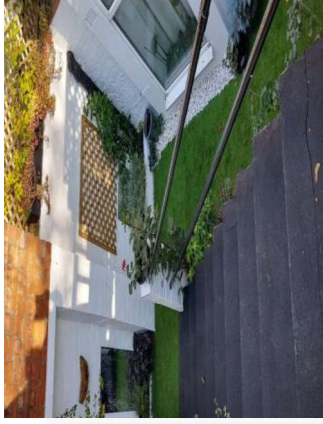
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 23 Jun 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106025

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.



Property Ref:
MUH106025 - 0004



barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



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



barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4258443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.