



Kings Avenue, London N10 1PA

welcome to

Kings Avenue, London

This truly exceptional 4-bedroom, 4 bathroom duplex apartment with private entrance and 75' garden benefits from a stunning lounge/kitchen/dining room and further family/cinema room, all located on one of Muswell Hill's most sought-after locations within a 1/2 mile of the Broadway.

Kings Avenue is located within 1/2 mile of Muswell Hill's sought-after Edwardian Broadway with its delightful selection of shops, cafes and restaurants. The area is superbly located for leisure, with the wide-open spaces of Coppetts Wood, and Alexandra Palace and Park being nearby, along with Muswell Hill Golf Club.

The local schools are extremely sought-after and include Coppetts Wood & Tetherdown (Primary) and Fortismere & The Compton School (secondary).

There are good local bus routes, and London Underground is accessible from East Finchley (Northern) and Bounds Green (Piccadilly), while the closest mainline rail station is Alexandra Palace (23 minutes to Moorgate). Travelling abroad is made easy with St Pancras International station just 30 minutes away by tube.

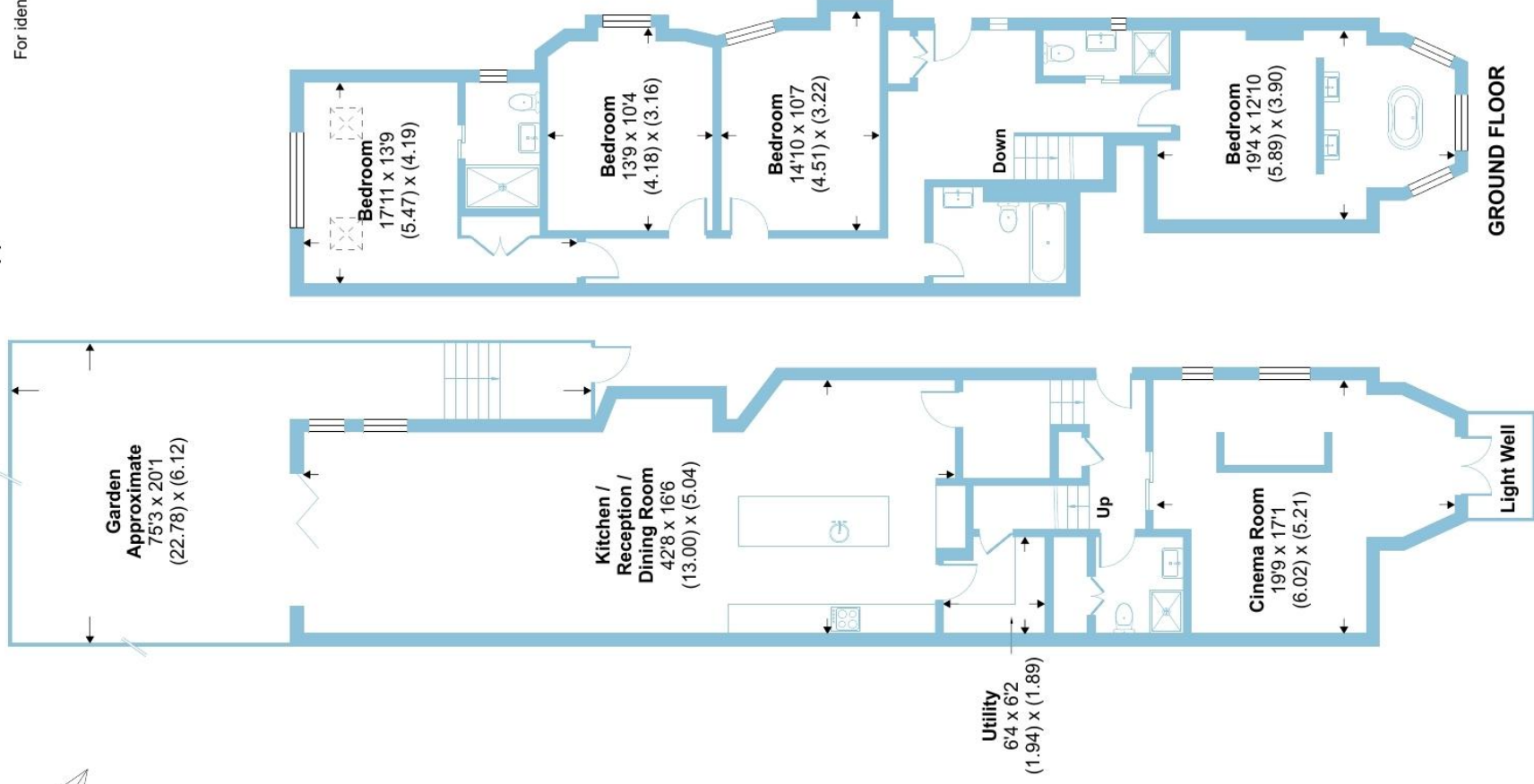




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Approximate Area = 2217 sq ft / 205.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Barnard Marcus. REF: 1287755

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welcome to

Kings Avenue, London

- 42' Lounge/Dining/Kitchen
- Cinema/Family Room
- Four Bedrooms & Four Bathrooms
- 75' Private Garden
- New Long Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Building Insurance: £1,000

Ground Rent: ZERO

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.

£1,550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106046



Property Ref:
MUH106046 - 0004

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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