



Flat 3 Dukes Mews, London N10 2QN

Not for marketing purposes INTERNAL USE ONLY

welcome to

Flat 3 Dukes Mews, London

Benefiting from a delightful private patio accessed from the spacious reception, with luxury open-plan modern kitchen & fitted double bedroom, this beautifully presented one-bedroom apartment is located on the ground floor of an iconic, gated mews development in the heart of Muswell Hill.

Built to a high standard just 3 years' ago, this wonderful, gated development is situated in the heart of Muswell Hill.

Muswell Hill Broadway is 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.



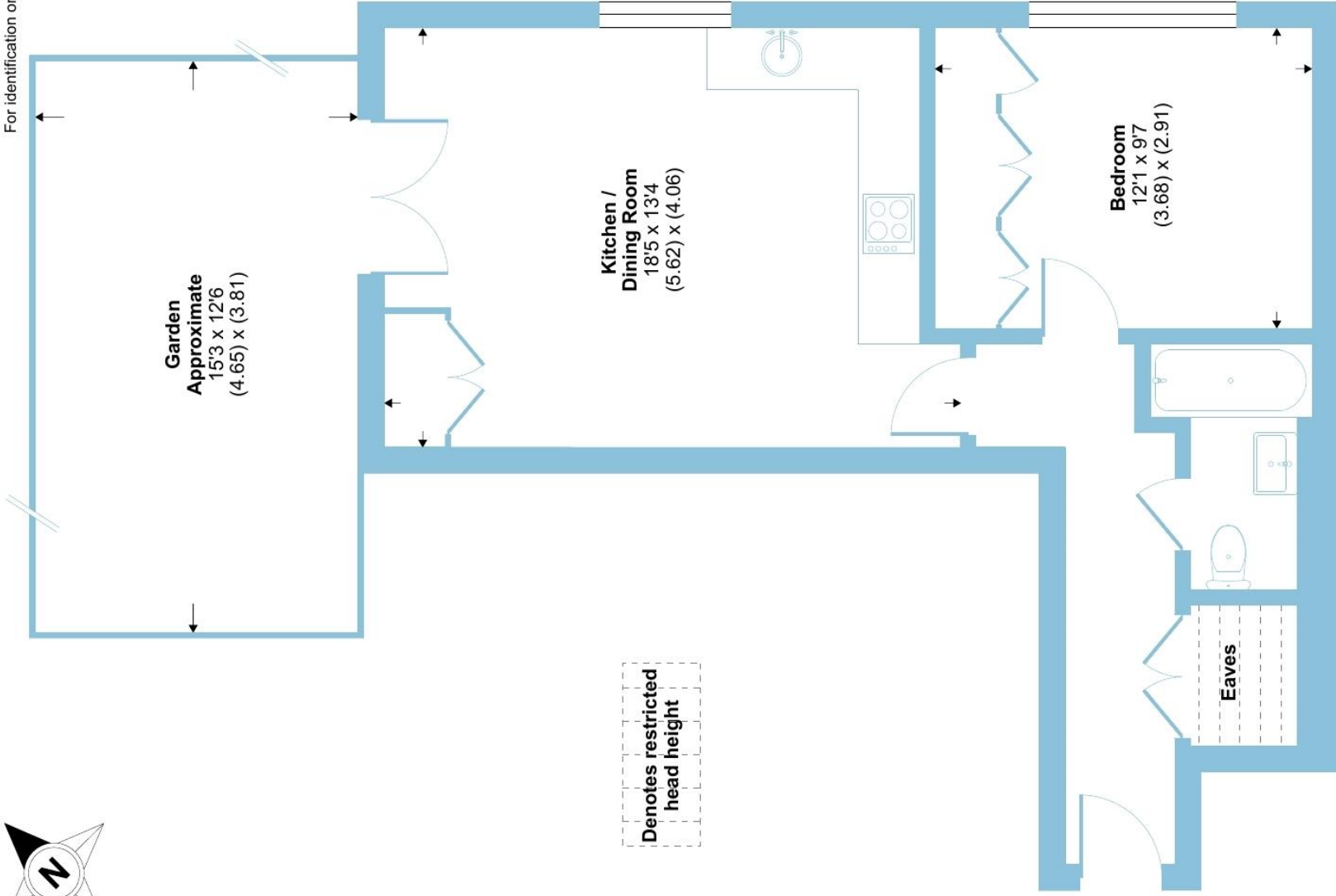
Dukes Mews, London, N10

Approximate Area = 459 sq ft / 42.6 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 479 sq ft / 44.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Barnard Marcus. REF: 1278555

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Flat 3 Dukes Mews, London

- Spacious Reception
- Open Plan Kitchen
- Fitted Double Bedroom
- Attractive modern bathroom
- Private Patio Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 2021.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MUH105948 - 0002

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