



Cecil Road, London N10 2BU

welcome to **Cecil Road, London**

An ideal first purchase or rental investment, this one-bedroom apartment is superbly located on the first floor of a period conversion, located a quiet residential street located within a 1/2 mile of the sought-after Muswell Hill Broadway,

Cecil Road is located close to Alexandra Park Road, with its select boutique shops and cafes and to Muswell Hill Broadway, ensuring that the buyer will benefit from the extensive shops, cafes and transport links of the area, in addition to being close to Alexandra Palace and Park, the world-renowned venue, theatre and leisure space that offers spectacular views over North London.

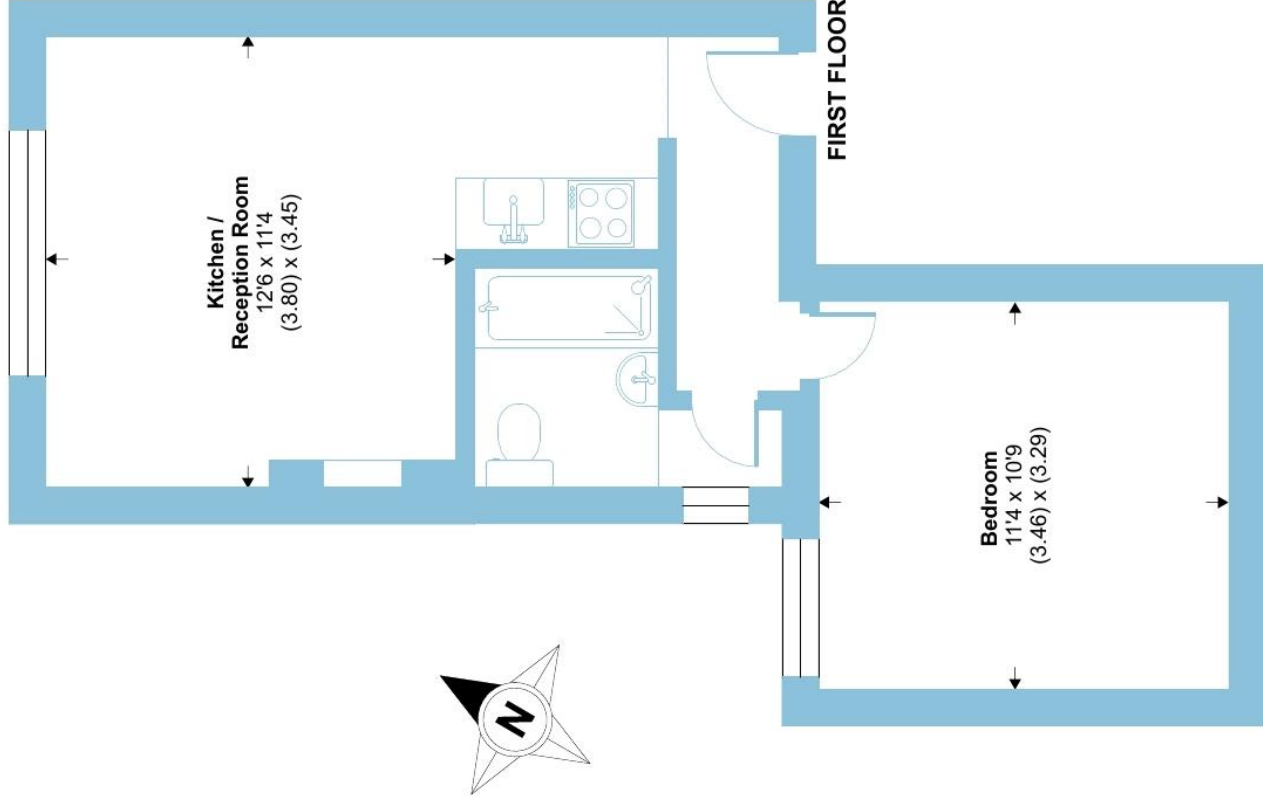
The area benefits from multiple sought-after schools and is within a mile of Bounds Green (Piccadilly Line) and Alexandra Palace (Great Northern) stations providing easy access into Central London and The City. By road, the A406 North Circular Road is easily accessible. Access to Muswell Hill Golf Course is nearby.



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Approximate Area = 376 sq ft / 35 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). © n1checom 2025.
Produced for Barnard Marcus. REF: 1295936

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- Reception
- Open Plan Kitchen
- Double Bedroom
- Modern Bathroom
- Share of Freehold

Tenure: Leasehold EPC Rating: Pending Council Tax Band: C

Sinking Fund and Building Insurance: £603.70

Ground Rent: ZERO

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Nov 2009.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105937



Property Ref:
MUH105937 - 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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barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



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



barnardmarcus.co.uk