



**Colney Hatch Lane, Muswell Hill London N10 1AP**



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## **Colney Hatch Lane, Muswell Hill London**

Situated within a mile of the vibrant Edwardian centre of Muswell Hill, with its multiple shops, cafés and restaurants, this well-planned, corner-plot, end-of-terrace, 3 bedroom family home benefits from off-street parking and garage.

The house offers intercommunicating receptions, separate kitchen and cloakroom on the ground floor, with 3 bedrooms and a bathroom on the first. There is a spacious loft that could provide an opportunity for conversion (STPP).

Whilst Muswell Hill Broadway provides an extensive range of prestige retail therapy including cafes, restaurants, and gastro-pubs, it works well for commuters with easy access to the A1 and A406 North Circular Road, myriad bus routes and Tube/rail access via Bounds Green (Piccadilly), East Finchley (Northern) tube stations and New Southgate (Great Northern- just 10 minutes away) which offer great access to the City and West End and beyond. This property is located close to the Tesco Extra and a range of local shops.

You are also within close proximity to some great local schools including Alexandra Park School, Fortismere School, Coppetts Wood Primary School and Coldfall Primary School.

For those that enjoy the outdoors there are many large parks and woodlands to be explored with fantastic local facilities including Alexandra Palace, known locally as Ally Pally, Muswell Hill golf club and Muswell Hill Methodist tennis club.



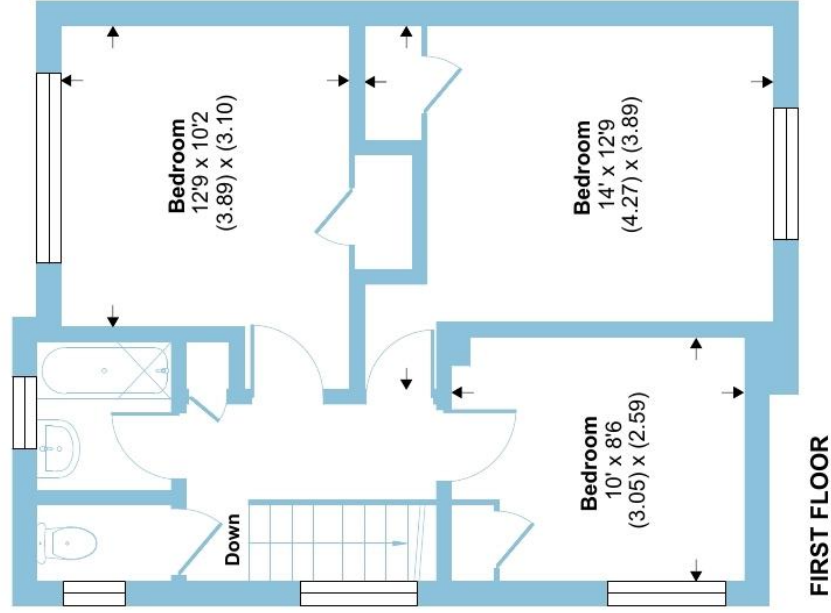
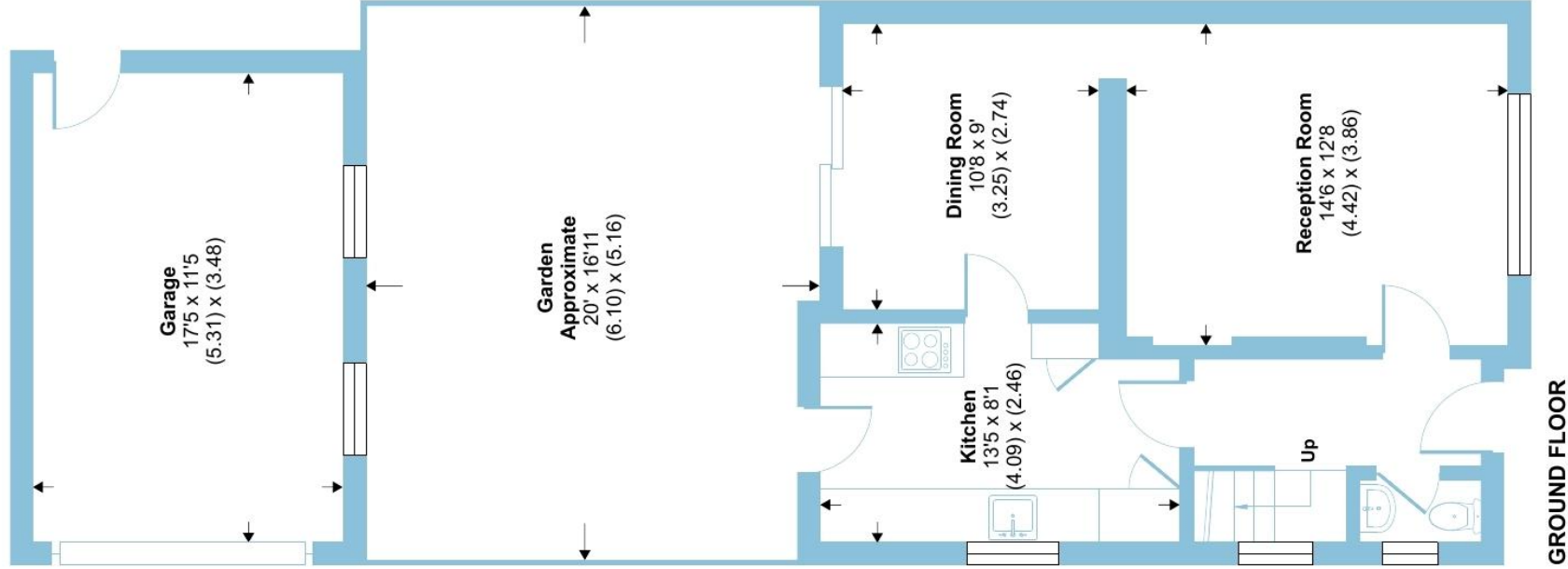
# Colney Hatch Lane, London, N10

Approximate Area = 951 sq ft / 88.3 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1152 sq ft / 106.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024.  
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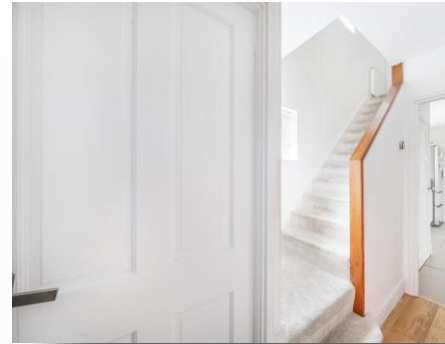
## Colney Hatch Lane, Muswell Hill London

- Two Receptions
- Kitchen & Cloakroom
- Three Bedrooms
- Bathroom
- Garage & Off-Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MUH106165](https://barnardmarcus.co.uk/Property/MUH106165)



Property Ref:  
MUH106165 - 0002

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