



Muswell Hill Road, London N10 3JR

welcome to

Muswell Hill Road, London

An incredible Edwardian two-bedroom conversion flat, set back from the road, with enviable views directly over both Highgate Wood and Queens Woods. The flat is offered to the market with no onward chain.

The flat is positioned on the first floor of this impressive period building and boasts large bay windows and high ceilings. It comprises of a living room, separate modern kitchen, two double bedrooms, bathroom and WC.

Being located opposite Highgate Wood, just a few hundred yards from Archway Road, the flat benefits from easy access to Highgate Northern Line Underground station, and the adjacent range of small shops and cafes whilst, within a short distance, are the delightful centres of Highgate Village and Muswell Hill Broadway with their great range of shops, cafes, bars and restaurants.

In addition to the Underground, there are multiple bus routes providing access into and around Central London, with great road access too via the A1.

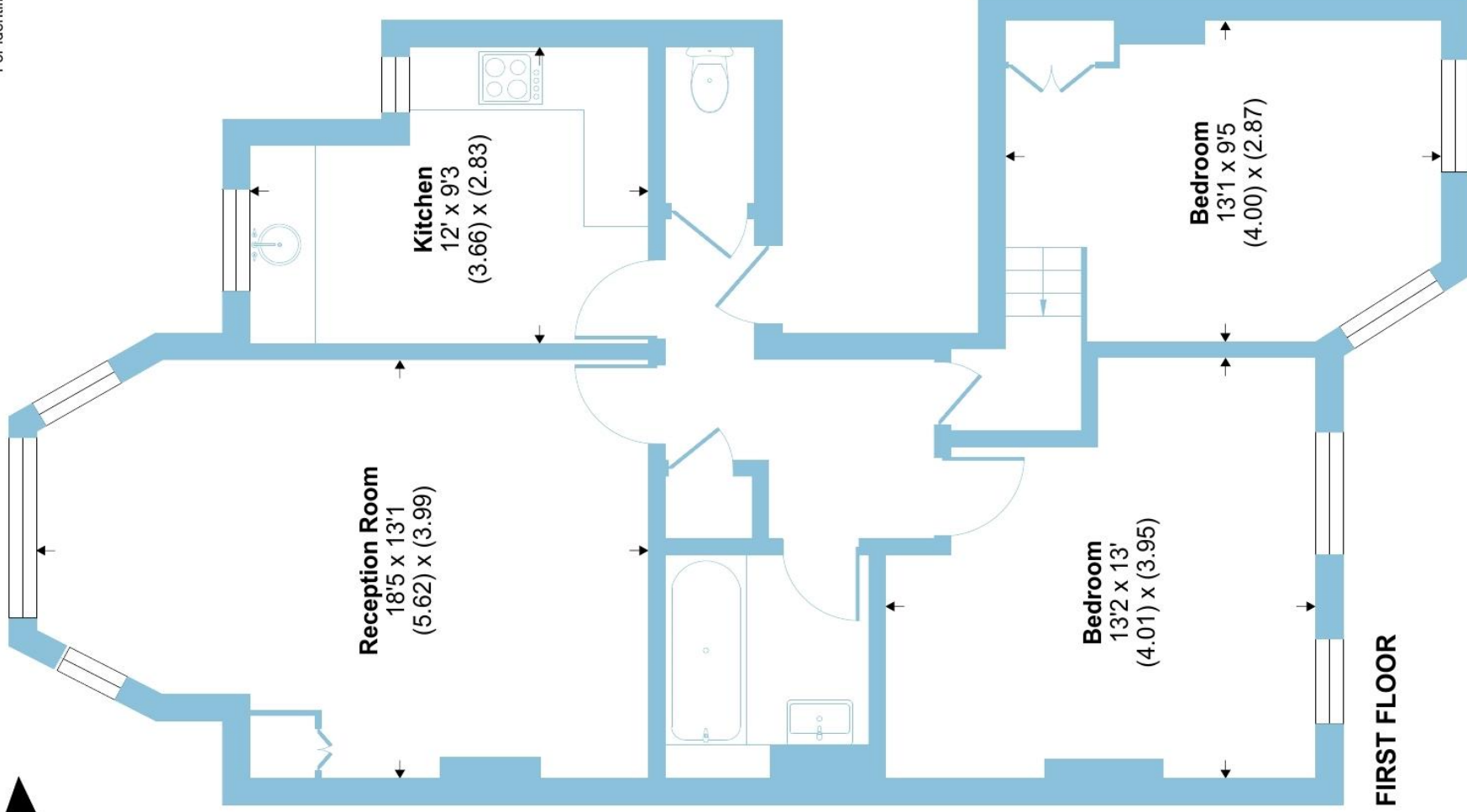
In terms of leisure, local facilities include Highgate Wood and Queens Wood, the Parkland Walk leading to Finsbury Park via Crouch End, and Jackson's Lane Arts Centre.



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Approximate Area = 745 sq ft / 69.2 sq m

For identification only - Not to scale



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Muswell Hill Road, London

- Edwardian conversion
- Opposite Highgate Woods
- First Floor
- Two double bedrooms
- Close to Highgate tube station (Northern Line)

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Building Insurance: £564.99

Ground Rent: ZERO

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106228



Property Ref:
MUH106228 - 0002

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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