



Summerland Grange, Summerland Gardens, Muswell Hill, N10 3QP

welcome to

Summerland Grange Summerland Gardens, Muswell Hill

Superbly located in the heart of Muswell Hill, this newly updated one-bedroom, first floor flat is available immediately. Quietly located in a small cul-de-sac off the Broadway, Summerland Grange is a well-respected & well-run private purpose built block with communal garden and residents' parking.



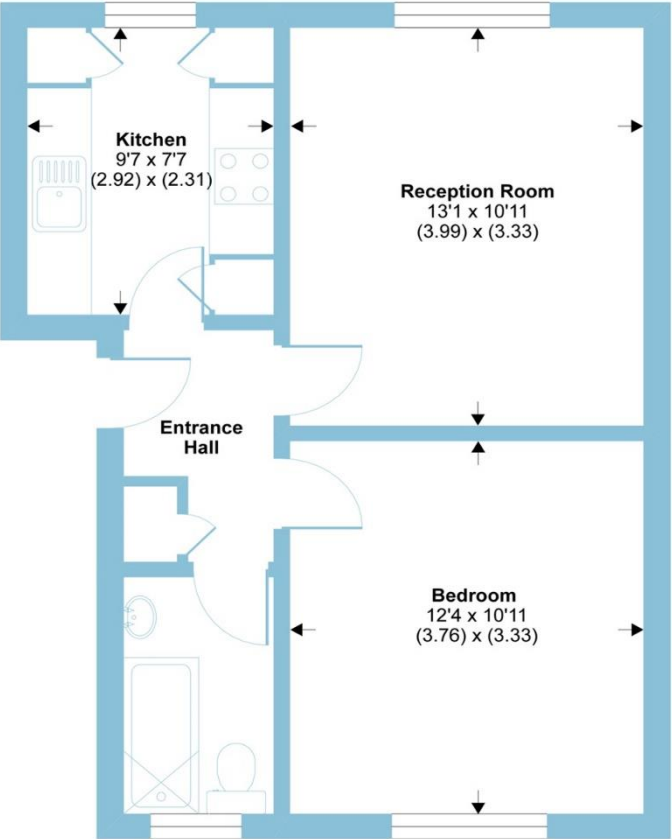
Muswell Hill Broadway is known for its range of prestige retail therapy including cafes, restaurants, and gastro-pubs. The surrounding area also benefits from outstanding primary and secondary schools as well as fantastic local facilities such as Alexandra Palace, known locally as Ally Pally, Muswell Hill golf club and Muswell Hill Methodist tennis club. For those that enjoy the outdoors there are many large parks and woodlands to be explored 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 (Northern Rail) and Bounds Green (Picadilly 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, providing good road access around and out of the Capital.

Muswell Hill offers a vast range of architecture from period conversion flats boasting plenty of character and high ceilings, to large 1920's and 1930's Victorian and Edwardian freehold houses, perfect for a growing family. Parts of Muswell Hill have benefited from modernisation in recent years, which have given rise to some exclusive luxury new build developments.

Summerland Gardens, London, N10

Approximate Area = 448 sq ft / 41.6 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2020. Produced for Barnard Marcus. REF: 650540



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- Spacious Lounge
- Newly Updated Kitchen
- Double Bedroom
- Bathroom
- Newly Updated Common Parts
- Chain Free

£375,000

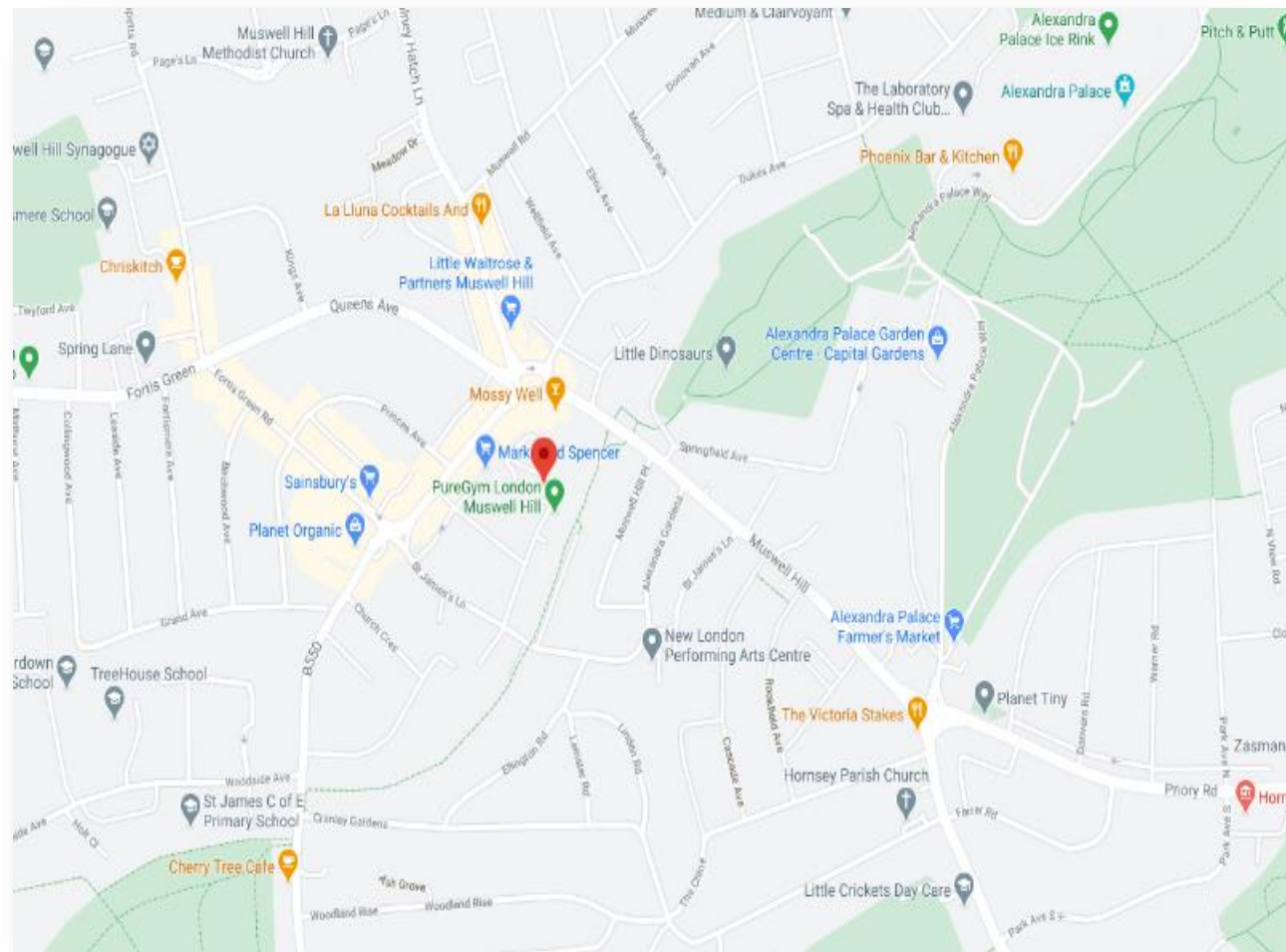
Tenure: Leasehold

Lease: 98 years

EPC Rating: D

Service Charge: £1280

Council Tax Band: C



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
MUH104216 - 0005

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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