



STYLISH AND TASTEFULLY PRESENTED ONE-BEDROOM TOP-FLOOR EDWARDIAN CONVERTED FLAT. The accommodation comprises; a shared entrance to a spacious lobby area, a staircase leading up to a top-floor landing area, own front door, an open-plan living area with an adjacent fitted kitchen, separate single bedroom with reduced headroom.. This compact and well-planned flat is ideally located just off Muswell Hill Broadway itself with its array of shops and transport amenities. **** LONG LEASE - OFFERED CHAIN FREE ****

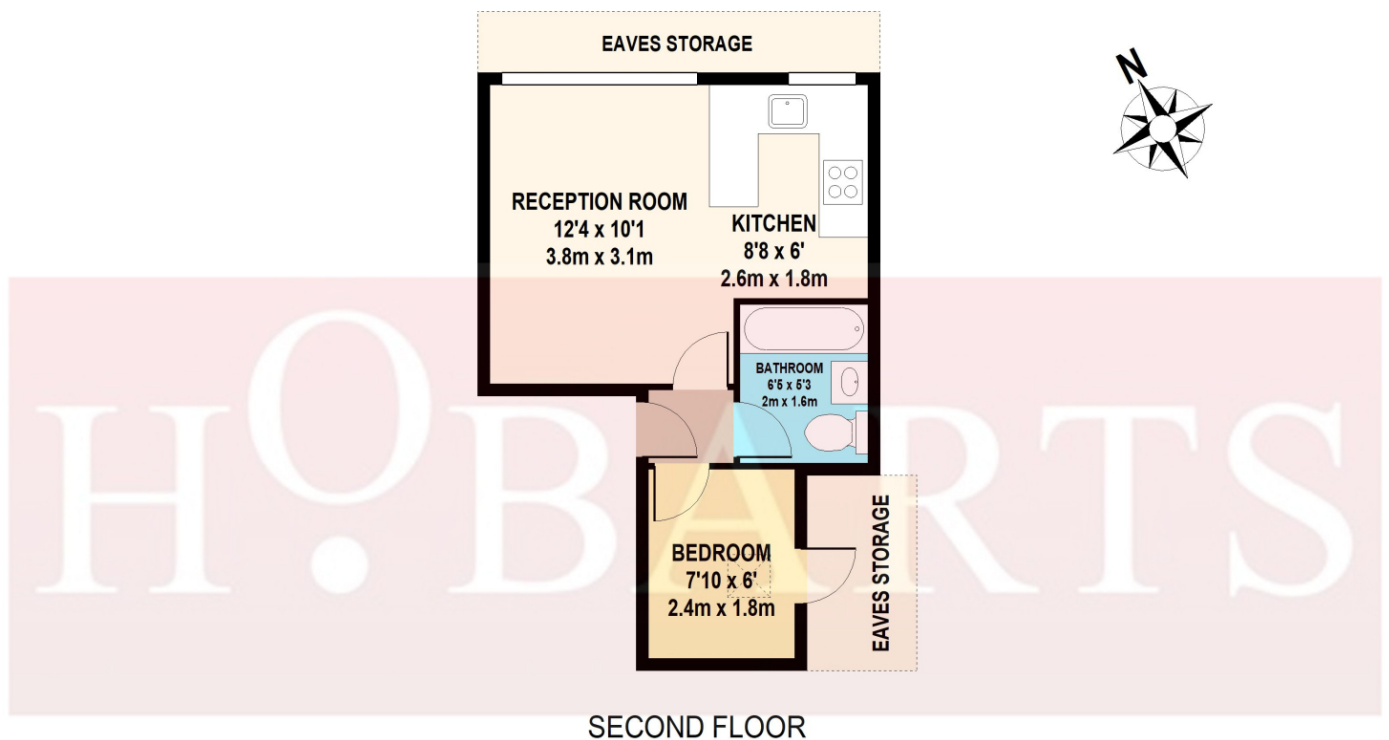
Princes Aveune, Muswell Hill, N10

Share of Freehold | £295,000

HOBARTS - LONDON (North)
3 Crescent Road, Alexandra Park, London N22 7RP
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- One Bedroom (single)
- Central Muswell Hill
- Entry-Phone Access
- Oplan-Plan Living Area/Fitted Kitchen
- Long Lease/Chain Free
- Combined Bath/Shower Room/WC
- Top Floor Security
- Close to Shops/Transport/ Amenities
- Communal Gardens

**SECOND FLOOR**

PRINCES AVEUNE

TOTAL APPROX. FLOOR AREA 267 SQ.FT. (25 SQ.M.)

TOTAL APPROX. EAVES STORAGE AREA 77 SQ.FT. (7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Princes Avenue, Muswell Hill, N10

Tenure:

Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.