

MATTHEW JAMES

Residential Sales • Lettings • Management



Muswell Hill Place, Muswell Hill, N10 3RP

£2,200 Per Calendar Month

Forming part of a former dairy and located just moments from Muswell Hill Broadway, this two bedroom, two bathroom ground floor maisonette has sole use of a secluded courtyard garden and also has it's own street entrance. Muswell Hill features a number of high quality restaurants, cafes, bars and shops and for the more energetic tenant Pure Gym is virtually on the doorstep. The wonderful open spaces of both Highgate Wood, Alexandra Palace and the Parkland Walk are also a short stroll away. It is also within the catchment area of two OFSTED-rated 'outstanding' primary and secondary schools, Rhodes Avenue primary and APS secondary.

This flat is unfurnished and available from 8th November.

Reception Hall



Stripped wood flooring, casement windows to two sides with secondary double glazing.

Master Bedroom



Stripped wood flooring, sash window to rear with secondary double glazing.

Reception Room



Cast iron fireplace with surround, alcoves with fitted shelving, double doors to kitchen, stripped wood flooring.

En-Suite Bathroom



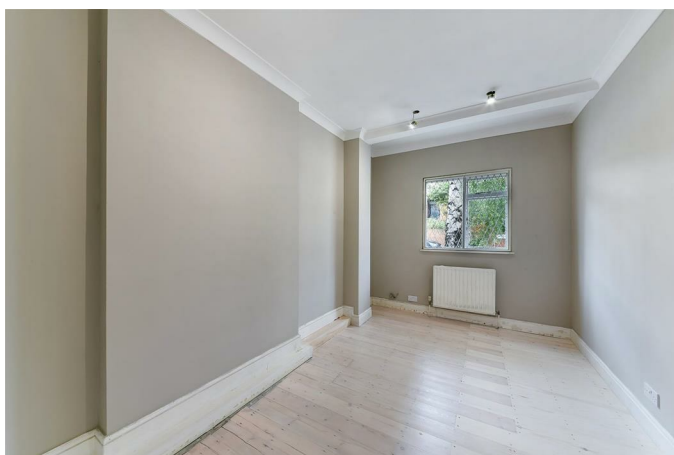
Panel enclosed bath with mixer tap and shower attachment, low flush WC, small basin, cupboard housing 'Vaillant' combination gas central heating boiler, casement windows to front with secondary double glazing, tiled splash back, tiled floor.

Kitchen



Newly installed wall and base units, work surface incorporating single stainless steel sink and drainer unit with mixer tap, gas hob with extractor canopy above, eye level oven, dishwasher, washing machine, tall fridge freezer, spotlights, tiled floor, door to patio.

Bedroom Two



Stripped wood flooring, casement window with secondary double glazing.

Bathroom

Panel enclosed bath, wash basin, low flush WC, fully tiled shower cubicle with 'Triton' shower unit, window, tiled floor.

Courtyard Garden



Exclusive use of secluded courtyard garden.

Additional Information

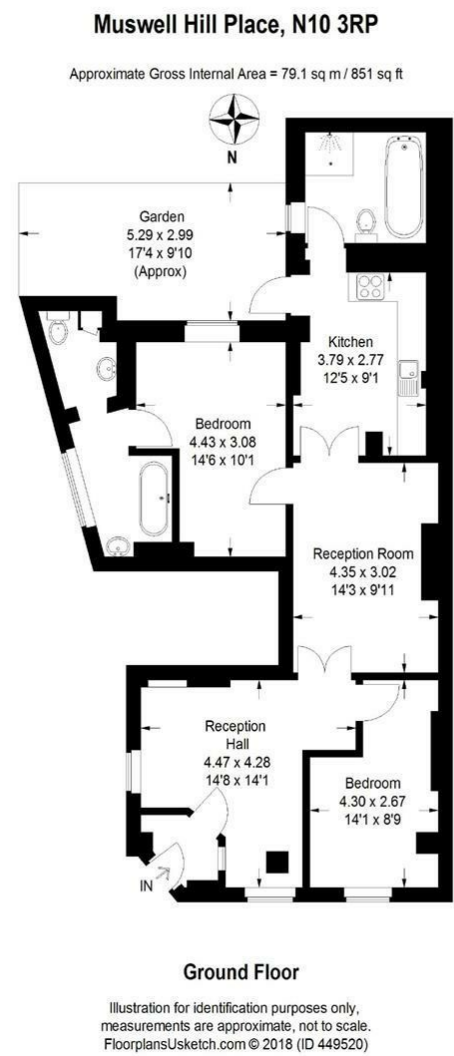
Council Tax Band D

Holding Deposit (Equivalent Of One Weeks Rent)

Full Deposit (Equivalent Of Five Weeks Rent)

Minimum One Year Tenancy Agreement

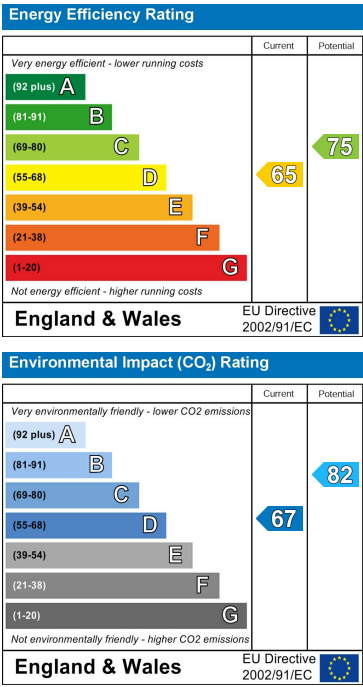
Floor Plan



Area Map



Energy Efficiency Graph



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