

# Your local property experts

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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



PhilipAlexander Estate Agents  
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thinking local

020 8342 9444  
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**30 Muswell Road, London N10**

**£2,000** FOR SALE

Flat - Conversion

1 1 1



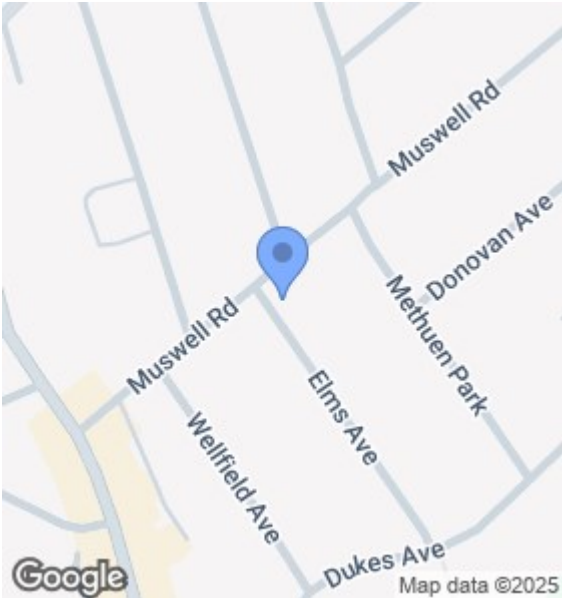
30 Muswell Road, London N10 £2,000 Per

Description

A large SPLIT LEVEL ONE BEDROOM flat located on the third floor (top) of a stunning converted period house. Finished to A HIGH STANDARD this property comprises an open plan kitchen with living room area, fully tiled bathroom, and spacious bedroom. Further benefits includes UNDER FLOOR HEATING, kitchen with a dishwasher, ample storage, big Velux windows and AIR CON. The property is ideally located a stone's throw from Muswell Hill's array of restaurants, shops, and grocers.

Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	C
Council Tax	



Floorplan

Muswell Road,  
Approx. Gross Internal Area 716 Sq Ft - 66.51 Sq M (Excluding Eaves Storage)  
Approx. Gross Internal Area 841 Sq Ft - 78.12 Sq M (Including Eaves Storage)



For Illustrational Purposes Only - Not To Scale  
lpaplus.com

EPC

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

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.