

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

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

Call **020 8342 9444** to speak to one of our friendly team.

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



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philipalexander
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

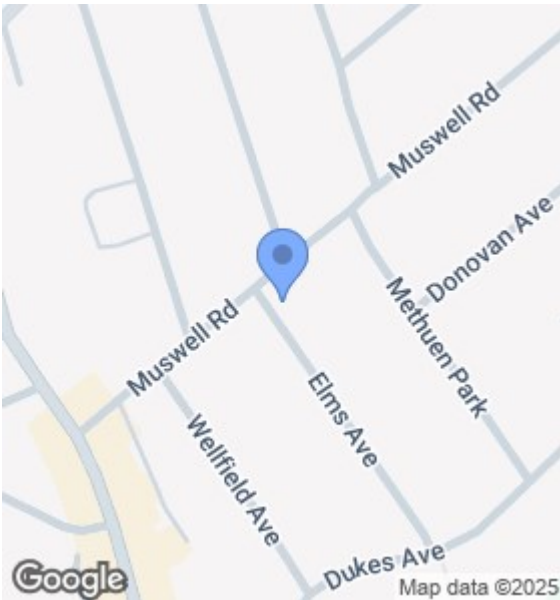
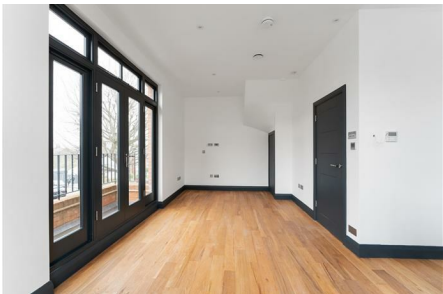
A spacious and bright split-level one bedroom property located on the second floor of this stunning converted building. Finished to a high-spec this property comprises an open plan kitchen with lounge area, a fully tiled bathroom and a good size bedroom.

Further benefits includes underfloor heating, separate utility room, lots of 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 554 Sq Ft - 51.46 Sq M



First Floor
Floor Area 304 Sq Ft - 28.24 Sq M



Second Floor
Floor Area 250 Sq Ft - 23.22 Sq M

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.