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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

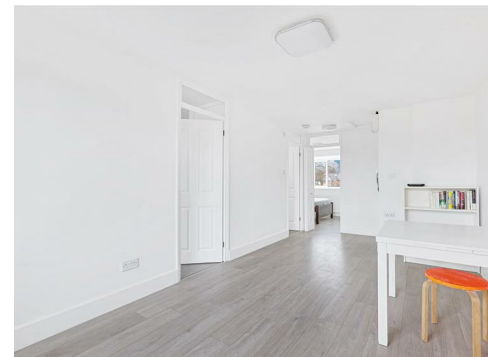


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thinking local

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Cambridge Gardens, London N10

£280,000 FOR SALE

Flat - Purpose Built

1 1 1



Cambridge Gardens, London N10

£280,000

Description

CHAIN FREE! A well proportioned one bedroom purpose built apartment, set within a popular residential development in Muswell Hill, N10. The property is offered in excellent condition and comprises a large bright reception room, a separate semi-integrated kitchen, one large double-bedroom, and a modern fully tiled bathroom with both bath and shower facilities. Comes with the additional benefits of an off-street PARKING SPACE and direct access to private loft storage space. 115 year lease. TOP FLOOR.

This newly refurbished flat is located nearby to Colney Hatch Lane with its excellent bus services providing easy access to Friern Barnet, Muswell Hill Broadway and Crouch End. It is in the local vicinity of a large selection of shops and restaurants, also close at hand is the North Circular providing easy access around Greater London.

Key Features

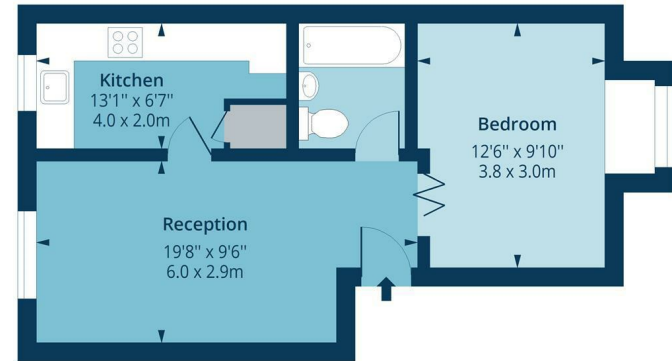
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Barnet
Council Tax	C



Floorplan

Cambridge Gardens, N10

Approx. Gross Internal Area 444 Sq Ft - 41.25 Sq M



Second Floor

Floor Area 444 Sq Ft - 41.25 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 4/3/2024

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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.