

## 87 Rosebery Road, Top Floor Flat

Muswell Hill, London, N10 2LD

A top floor three double bedroom flat that has been recently decorated and updated. Comprises spacious reception room with fireplace with wood flooring, modern fitted kitchen, 3 double bedrooms with wood flooring, family bathroom and guest W.C., roof top terrace. Ideally situated within walking distance of Muswell Hill Broadway and local transport

Unfurnished - Available Mid August

**£3,200 Per month**

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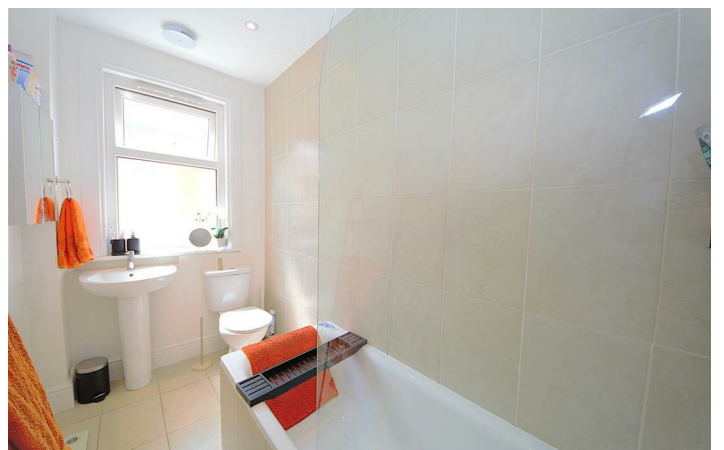
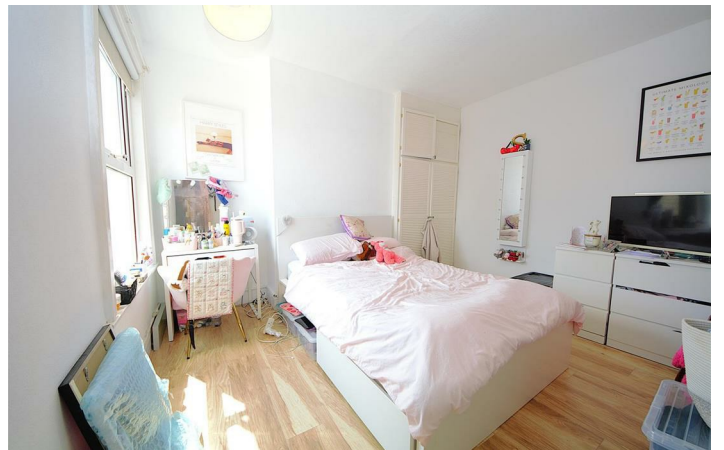
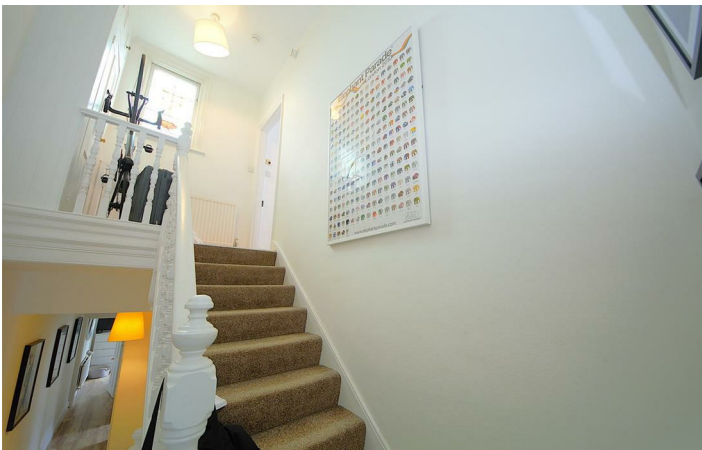


- Roof Terrace
- Three Double Bedrooms
- Large and Bright Reception
- Separate Fitted Kitchen
- Available Mid August
- First Floor



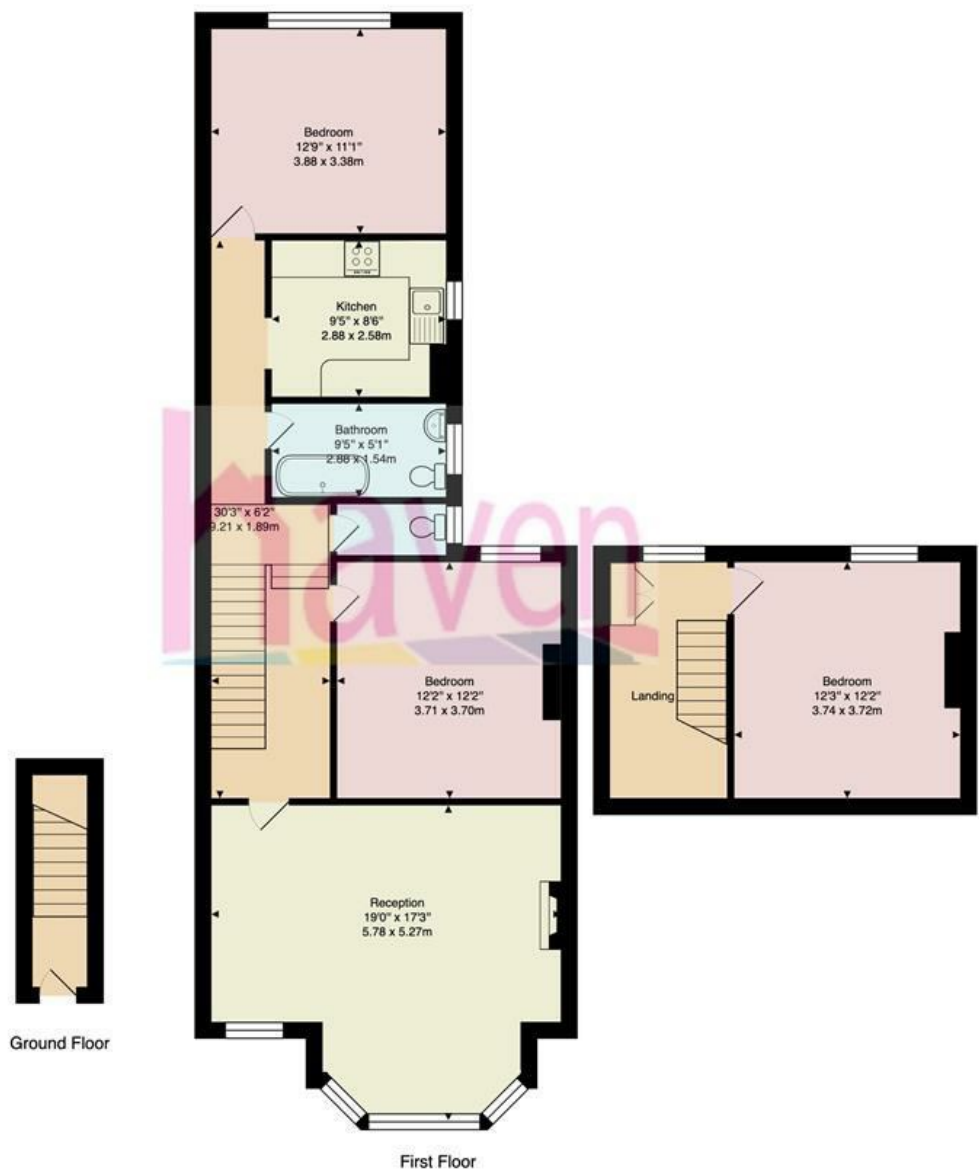
[Directions](#)





Floor Plan

Roseberry Avenue, N10



Approx. Gross Internal Area: 1166 ft² ... 108.3 m²

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC