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Muswell Hill, London, N10 3TG



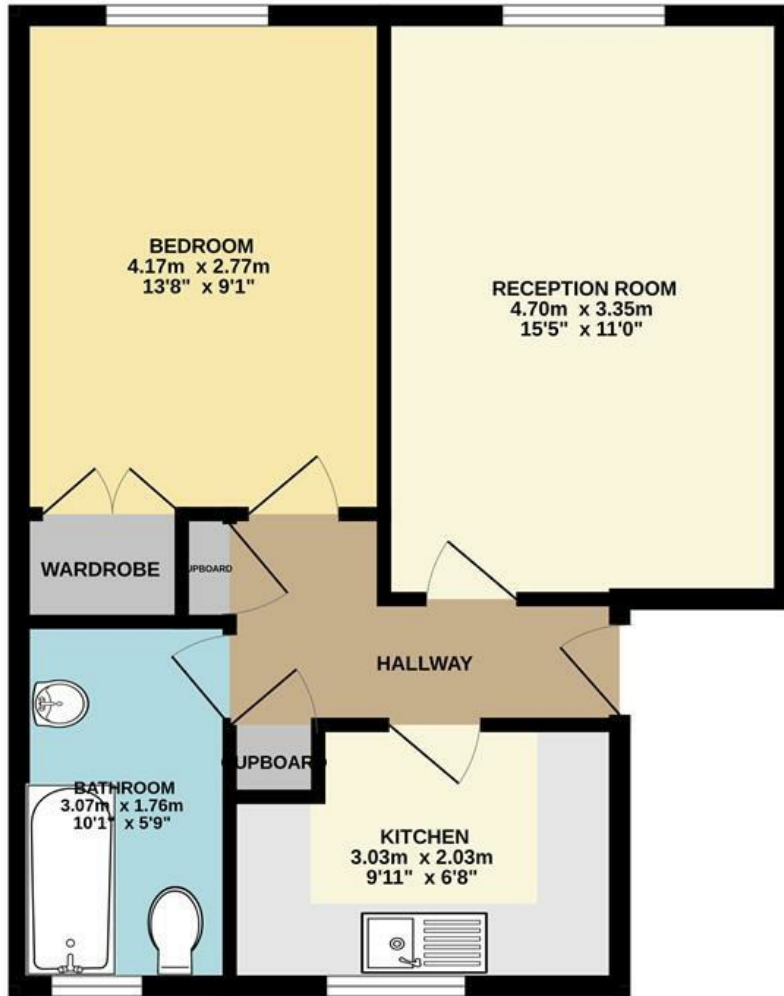
£350,000

Kings Group are delighted to present this one-bedroom purpose-built flat located in the sought-after area of Muswell Hill, London. Situated at the foot of Alexandra Palace and Muswell Hill, this top-floor property offers a fantastic opportunity for those looking to create their dream home. This chain-free flat features one reception room, separate kitchen, one bedroom, and one bathroom, providing a cosy and manageable living space perfect for individuals or couples. Although it requires modernisation, this presents an exciting chance for you to put your own stamp on the property and tailor it to your tastes and preferences.

The location of this flat is truly unbeatable, with the stunning views and recreational activities offered by Alexandra Palace just a stone's throw away. Muswell Hill's vibrant high street with its array of shops, cafes, and restaurants is also within easy reach, ensuring you have everything you need right at your doorstep. Highgate Underground Station is 1.1 mile walk and features on the Northern Line allowing for easy access around London.



TOP FLOOR
42.0 sq.m. (452 sq.ft.) approx.



BUCKINGHAM LODGE

TOTAL FLOOR AREA : 42.0 sq.m. (452 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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