



## Mawson Mansions, Marwood Square, N10

London

Guide Price

**£1,000,000**

This bright and well-presented two-bedroom second-floor apartment is situated in Mawson Mansions, part of the attractive, award-winning Marwood Square development on Woodside Avenue. This architecturally designed development consists of a mix of houses and apartments and enjoys a strong sense of community throughout. Located in the popular over-55s section, the apartment is flooded with natural light from floor-to-ceiling windows and offers a peaceful and comfortable home with secure underground parking.

Off a spacious hallway with two large storage cupboards, doors lead to all rooms. The large reception room is flooded with natural light from windows on all sides, with the east window enjoying the sunrise and the west enjoying the sunset. There are doors leading out to the private terrace from both the reception room and the modern, well-equipped kitchen. Both bedrooms are double, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room, while the second is a good-sized double. A large bathroom completes the accommodation. The apartment benefits from underfloor heating throughout, a long lease, a lift, and access to beautifully landscaped and well-maintained communal gardens, as well as its own private terrace. Residents can also hire the common room and guest bedrooms for family celebrations.





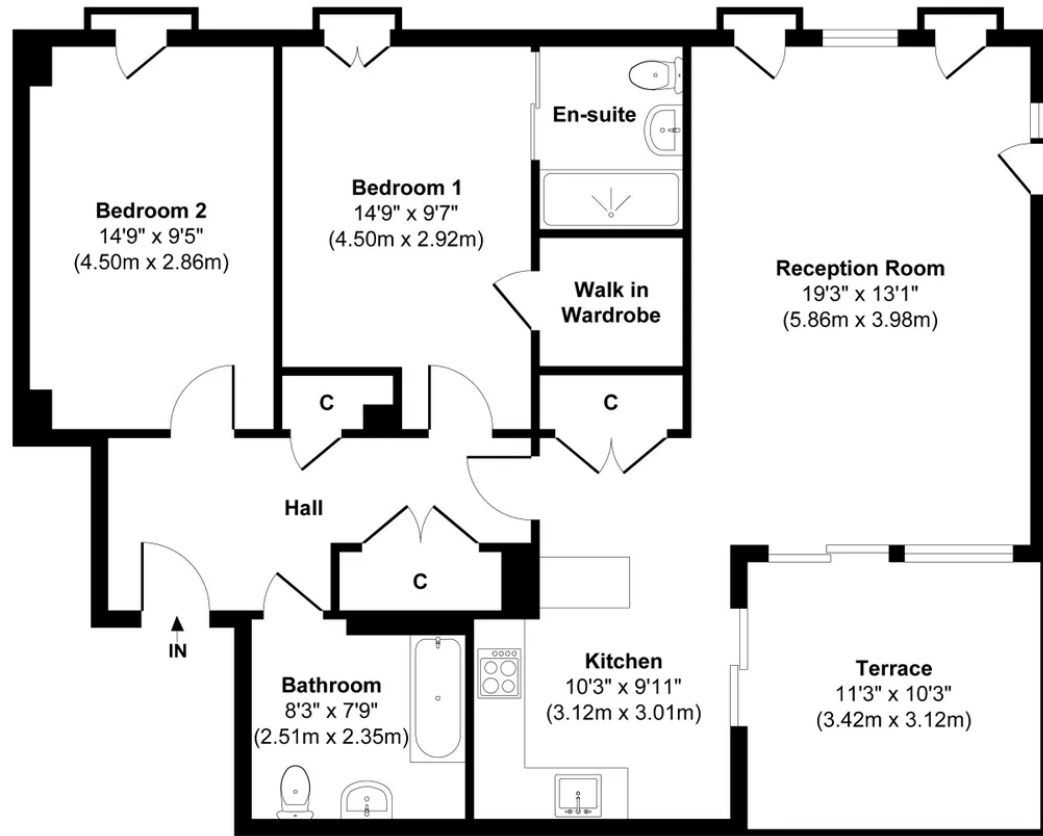
The location is superb. Mawson Mansions is quietly positioned and set back from the road, yet just 0.3 miles from the vibrant Muswell Hill Broadway with its array of independent shops, cafés, restaurants and amenities. Highgate Underground Station (Northern Line) is approximately 0.7 miles away, and the beautiful open spaces of Highgate Wood, Queen's Wood, Alexandra Palace and Cherry Tree Wood are all easily accessible.

Offered with 242 years remaining on the lease, a service charge of £5,016 per annum and ground rent of £500 per annum.

A lovely, light-filled two-bedroom apartment in a popular over-55s development, perfectly placed for a relaxed lifestyle in prime N10.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Second Floor

Approx. Gross Internal Floor Area 951 sq. ft / 88.35 sq. m.

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