

St. James Lane | | London | N10 3DA

Offers in the region of £1,350,000

PARK & VALE

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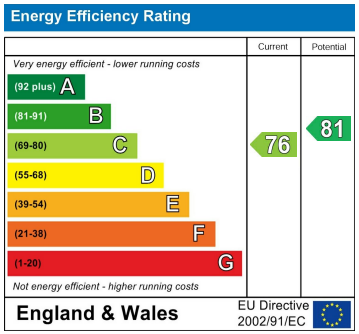
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We have a unique garden apartment arranged over three floors in a period Edwardian property with its own private entrance from the street giving you the feeling of a house. A share of freehold is provided eliminating concern for various service charges/fees that often occur with leasehold properties. There are no communal areas and the private front door opens to a period tiled hallway. Pass under carved architectural features to the first floor leading to the main bathroom, double bedroom with en-suite, a second double bedroom and a rear terrace affording views over gardens and impressive uninhibited views of London. The terrace connects to a private well landscaped garden with mature plantings. The second floor opens to flexible living space with two substantial rooms each with their own door access but connected internally via period pine dividing doors. This feature allows flexible use of the rear room as either a third double bedroom, a dining room or to create a substantial eat in-kitchen according to the new owner's preference. Alternatively, opening the dividing doors creates an impressive 30 foot in length living area with bay windows

- Top of the hill opposite St James Church
- EPC C Rating
- Purpose built garden apartment
- Share of Freehold (free of service charge and ground rent)
- Total Internal & External refurbishment 2021 with new insulated roof
- Private entrance & Garden
- Three double bathrooms (2 en-suite)
- Set within the heart of Muswell Hill amenities
- Inset roof terrace with sweeping London views
- Period features retained



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