



barnard marcus

Princes Avenue, London N10 3LR


**barnard
marcus**

welcome to

Princes Avenue, London

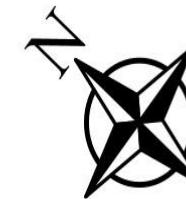
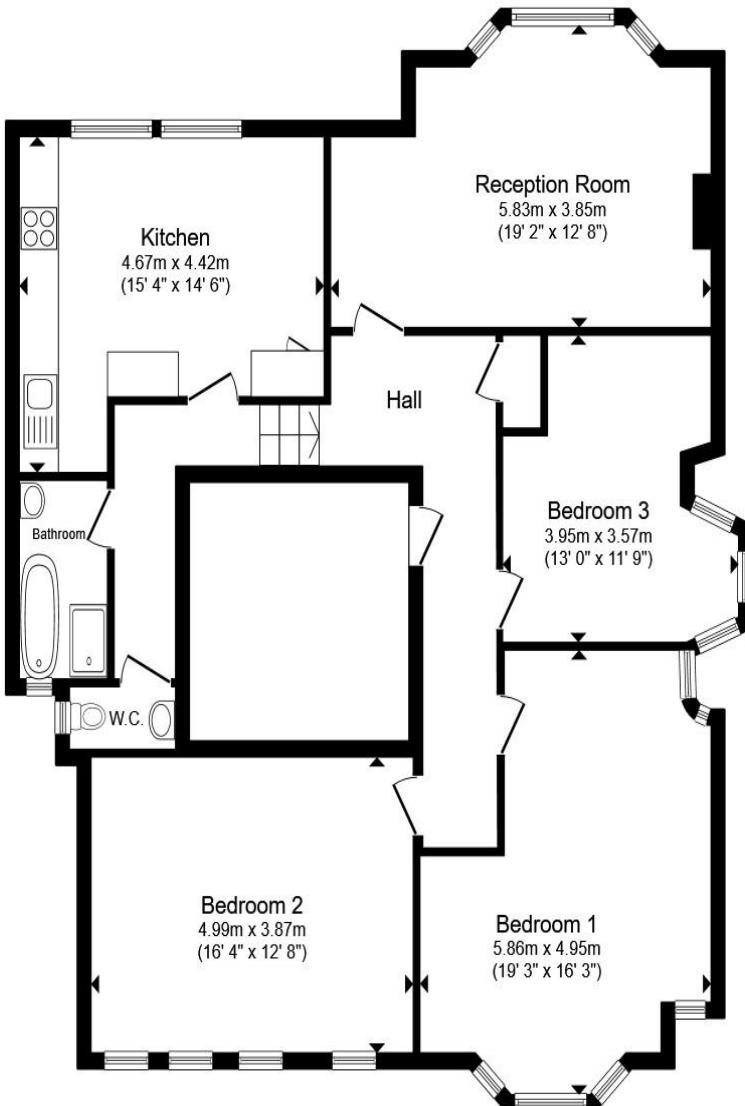
A wonderful opportunity to acquire this larger than average three bedroom, first floor flat in excess of 1200sq/ft on one of Muswell Hill's premier roads, with ownership of private portion of rear garden and a 50% share of the Freehold of the building.

The flat is situated on the first floor of this red brick Edwardian villa. Its current layout offers three double bedrooms, reception/dining room, bathroom & WC. It is offered to the market with no onward chain and early viewings are recommended.

Princes Avenue is perfectly positioned. All the attractions and facilities on Muswell Hill High Street are a two-minute walk. Parkland Walk (0.3m), Highgate Wood (0.4m), Queens Wood (0.4m), Highgate Village (1.2m), Kenwood House (1.5m) and Highgate Swimming Ponds (1.8m) are all quickly accessible on foot or cycle.

In addition, whilst there are multiple bus routes from Muswell Hill to Central London and all neighbouring areas, access is quite straightforward to Highgate (Northern Line Underground), Bounds Green (Piccadilly Line Underground) and Alexandra Park (Great Northern Line Station).





Total floor area 113.1 m² (1,217 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Princes Avenue, London

- Premier Road
- Over 1200 sq/ft
- Three double bedrooms
- First floor
- Private Garden Area
- No onward chain
- Share of Freehold

Tenure: Leasehold plus Share of Freehold

EPC Rating: C; Council Tax Band: B

Current Service Charge: £2,453.48 Ground Rent: Zero;

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Aug 1986, plus a 50% share of the Freehold. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£850,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MUH106296 - 0003

Please note the marker reflects the postcode not the actual property



020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill, London, N10 3SH



barnardmarcus.co.uk