



Colney Hatch Lane, Muswell Hill, N10

London

£400,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Upon entering, you'll be greeted by a spacious living room bathed in natural light from a large window. The owners have thoughtfully softened the elegant tile flooring with a rug, creating a warm and inviting atmosphere. The separate, fully integrated kitchen is a true highlight, providing direct access to one of your two private balconies, perfect for enjoying your morning coffee or an evening breeze.

The main principal bedroom offers the convenience of a built-in wardrobe, while a second generous double bedroom provides ample space. A versatile third bedroom can easily adapt to your needs, whether as a comfortable single bedroom or an inspiring home office. The family bathroom is fully tiled and presented in pristine condition, echoing the meticulous care taken throughout the entire property. The blend of parquet and tile flooring adds character and style to each space.

Living on Colney Hatch Lane provides the best of both worlds: excellent connectivity and a vibrant local community. Families will appreciate the proximity to highly regarded schools, such as Coppetts Wood Primary School, The Playhouse Nursery, and Coldfall Primary School. For outdoor enthusiasts, Halliwick Recreational Ground and Muswell Hill Playing Fields offer wonderful green spaces for relaxation and recreation.

Commuting is a breeze with Highgate Underground Station (Northern Line) nearby, and superb transport links directly from Colney Hatch Lane connect you effortlessly to the broader city. The lifestyle here is truly enriched by the wealth of local amenities on Muswell Hill Broadway, boasting an array of charming coffee shops, diverse restaurants, trendy brunch spots, and the popular Everyman Cinema. For fitness and wellness, both The Laboratory Spa & Health Club and Pure Gym Muswell Hill are conveniently located.

Call to arrange a viewing and quote ref: EW0808.

Disclaimer

PLEASE NOTE

We may refer buyers and sellers through our panel of chosen Conveyancers. It is entirely your decision whether to use their services. If you do, please note that we will receive a referral fee of £100 (plus VAT) from them for referring you. These firms have been carefully selected, and we refer you only to the best local firms with a proven track record.

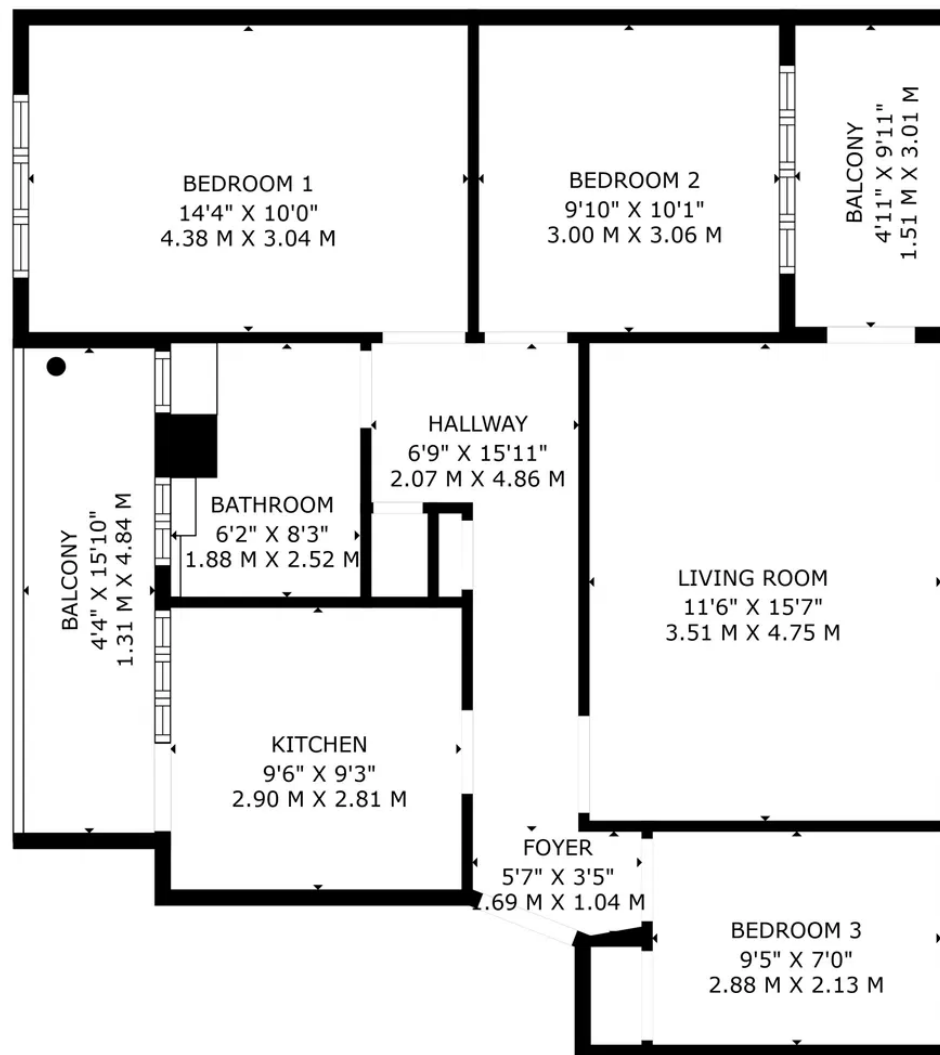
We also refer buyers and sellers to our Financial Advisers. You decide whether to use their services. If you do, please note that we will receive an average referral fee of £200 from them for recommending you.

You are not obligated to use the services of any recommended providers. However, if you accept our recommendation, the provider will pay us the corresponding referral fee.

Before a sale is agreed upon and solicitors are instructed, prospective purchasers must produce identification documents to comply with Anti-Money Laundering regulations. These checks are currently £30 per person; we kindly request payment.







TOTAL: 762 sq. ft, 71 m2
 FLOOR 1: 762 sq. ft, 71 m2
 EXCLUDED AREAS: BALCONY: 117 sq. ft, 11 m2
 WALLS: 69 sq. ft, 7 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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