



DISABLED

Cavendish House, Colney Hatch Lane, N10

Guide Price £400,000



Cavendish House, Colney Hatch Lane, N10



Description

****HUGE FLAT with TWO BALCONIES**** Homelink are delighted to be the vendors chosen sole agent in offering for sale this 2nd floor three bedroom flat which has just been redecorated.

Set on the top floor of this ex-local purpose built block, the property underwent a refurbishment a few years ago and is a very modern and would suit all types of buyers including those looking to get on the property ladder, upsizing or even investors as the property has good proportioned rooms and ample storage throughout.

Comprises of a modern fitted kitchen with integrated dishwasher and fridge freezer, lovely reception/dining room, three bedrooms, a modern tiled bathroom, separate WC and two good sized balconies to both the front and rear. Additionally there is both residents parking as well as free street parking.

Conveniently located for access to the centre of Muswell Hill and to the North Circular Road whilst public transport access is provided by local bus routes to Highgate, Friern Barnet, Finchley, Central London and a number of local stations.

Whether it being for commuters being central of transport links including Bounds green tube station and East Finchley tube station which offer great access to the prestigious city life in the west end or for families looking for outstanding school catchment, there is room for all.

To arrange a viewing, call and speak to one of friendly sales team. Internal viewing highly recommended.

Tenure: Leasehold

Lease: 85 years

Ground Rent: £10 p.a.

Service Charge: £1811 p.a.

Insurance - included in the S.C.

Barnet C/Tax Band - B

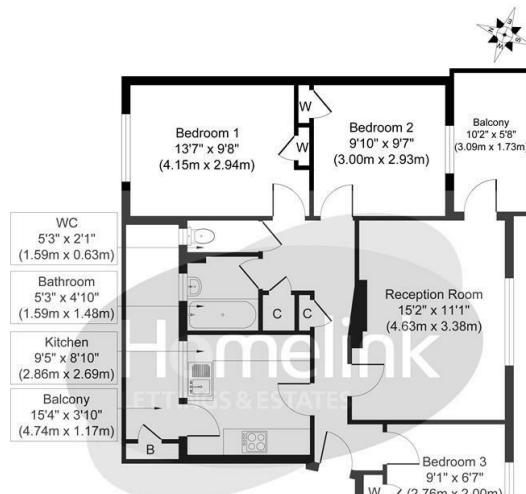
****AGENTS NOTE:** Vendor has informed Homelink that a completion can only take place in April 2026.

- Three Bedroom Flat
- Modern Fitted Kitchen
- Separate Reception
- Two Balconies
- Great First Time Buy
- Modern Throughout
- Gas C/H + D/Glazing
- Must Be Seen
- Free Parking
- Chain Free





Floor Plan



Top Floor Flat

Approximate Floor Area

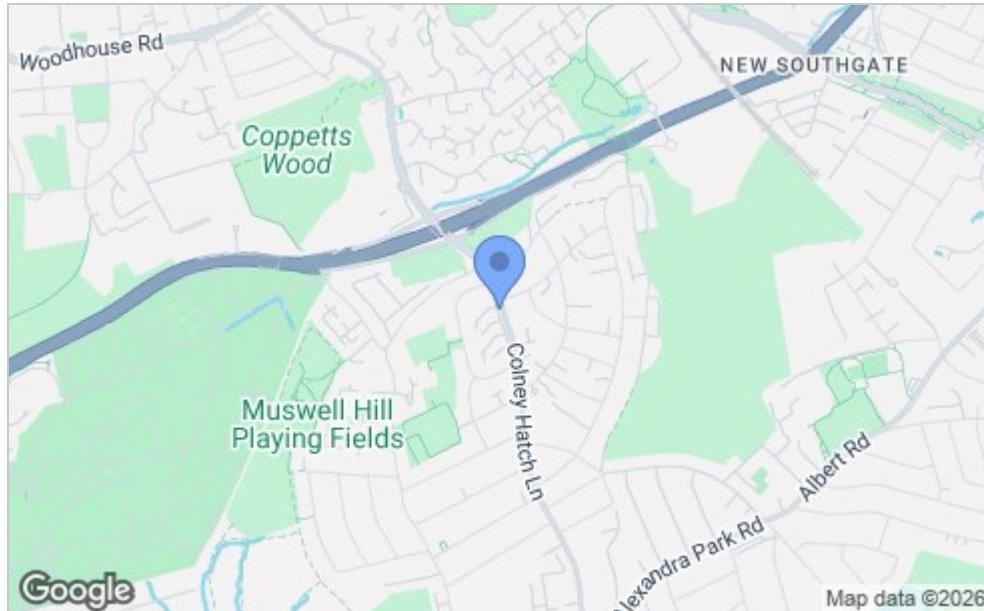
**777 sq. ft
(72.2 sq. m)**

Cavendish House, Colney Hatch Lane, N10 – Top Floor Flat

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.

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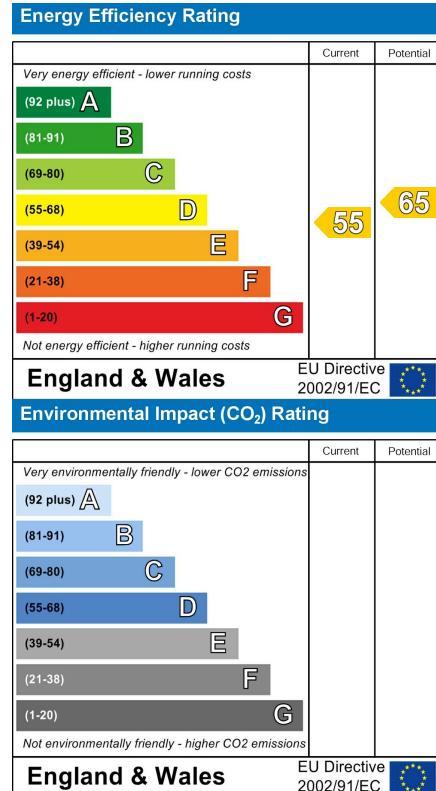
Area Map



Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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