



Dukes Avenue, N10
London

£475,000

This unique and quirky two-bedroom flat is set over different levels on the top floors of an impressive Edwardian house on Dukes Avenue, a desirable road in central Muswell Hill. Arranged around the original staircase, the flat retains numerous period features, including stripped wooden doors, and offers a distinctive layout, a long lease, a share of the freehold and no onward chain. Everything Muswell Hill has to offer is close at hand, with the bustling Broadway and its array of independent shops, restaurants and bars, including the Everyman cinema, and the green spaces of Alexandra Palace and Highgate Woods close by. There are also renowned and desirable primary and secondary schools close by, along with numerous transport routes.

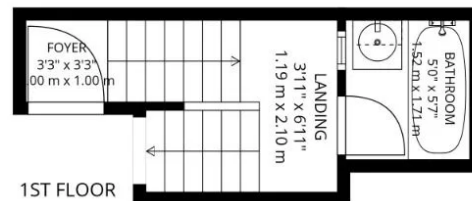
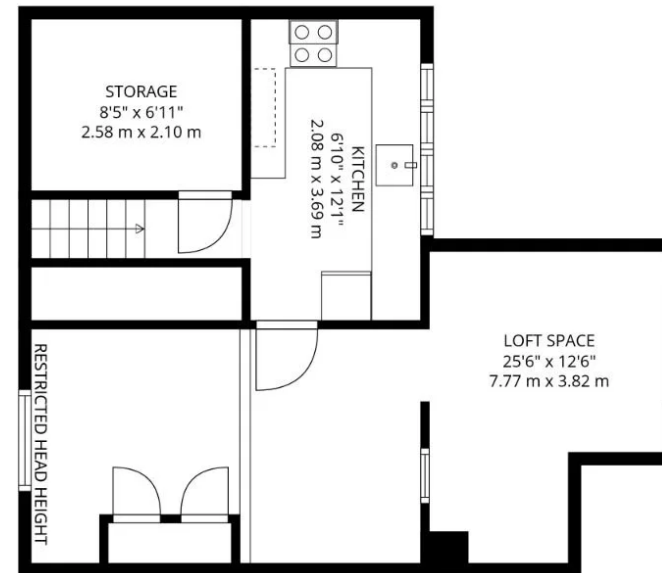
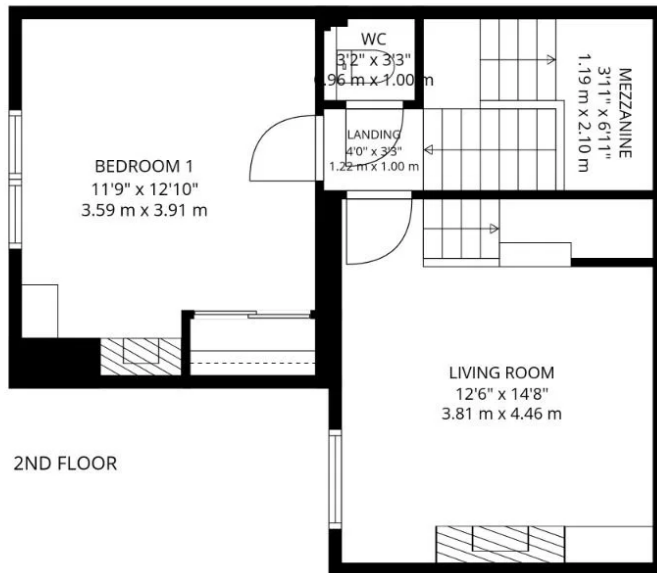
The accommodation comprises a good-sized reception room, flooded with light and with a window to the rear, and a kitchen with views to the front. There are two bedrooms: a large double bedroom with a rear window and wonderful outlooks, and a further bedroom converted from the loft, featuring a raised platform area with a window and Velux to the front. Additionally, there is a mezzanine level off the hallway, currently used as an office area, along with a bathroom and a separate WC.

Dukes Avenue is a highly desirable road in Muswell Hill. Green spaces can be enjoyed close by, with Alexandra Palace and the Parkland Walk both easily accessible, while numerous bus routes provide access to the City and West End.

Please note: some of the photographs have been digitally enhanced using AI to show the potential of the space. They are for illustration only and may not show the property's current condition. We recommend viewing to fully appreciate the flat as it is.

Please Quote Ref: AW1324





Total: 945 sq. Ft, 87 m2
 1st Floor: 99 sq. Ft, 9 M2, 2nd Floor: 457 sq. Ft, 42 M2, 3rd Floor: 389 sq. Ft, 36 m2
 Excluded Areas: Storage: 58 sq. Ft, 5 M2, Walls: 122 sq. Ft, 13 m2

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



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