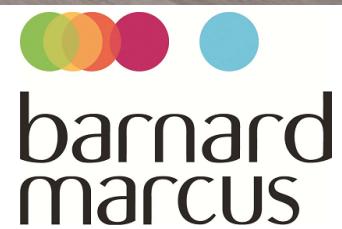




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**Muswell Hill Broadway, London N10 1DJ**



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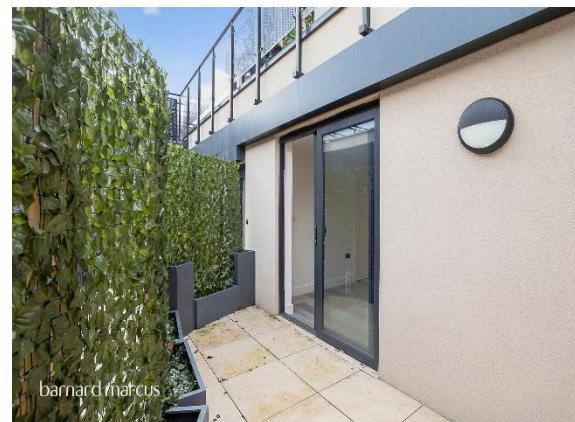
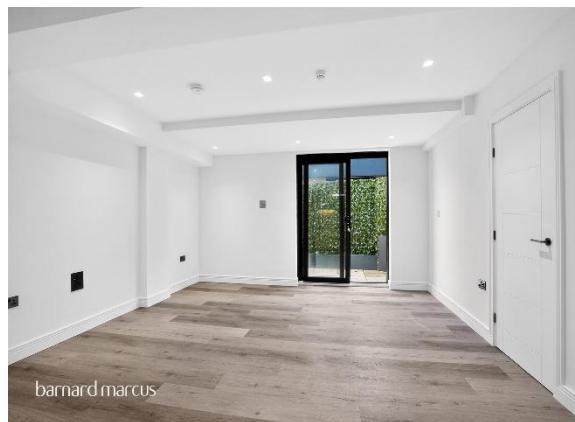
## Muswell Hill Broadway, London

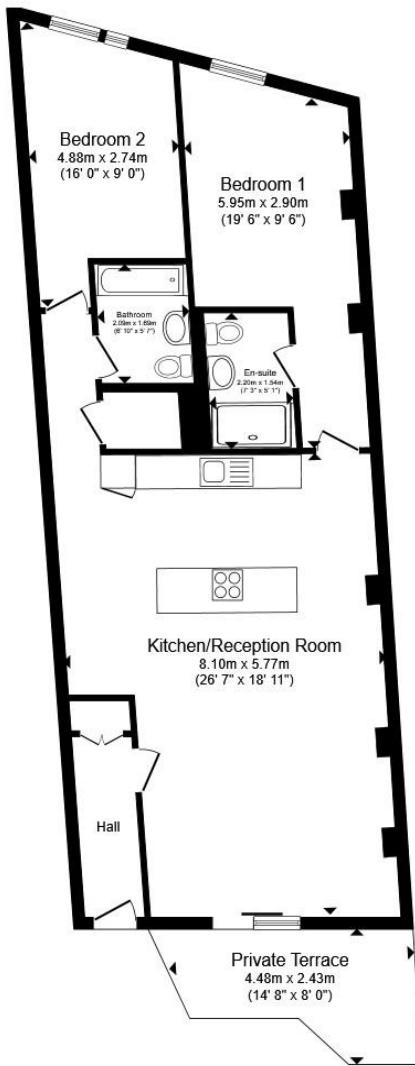
LAST OPPORTUNITY to purchase the final Two-Bedroom, Two-Bathroom apartment with private patio in this Extremely Sought-After boutique development situated in the heart of Muswell Hill's bustling Broadway. The development is complete and ready for immediate occupation.

This 959 sqft apartment blends boutique style with unparalleled craftsmanship. Designed by Crawford Partnership to suit expressive (Art) aesthetics, this apartment offers the perfect balance of luxury, convenience and character and features sleek Terrazzo porcelain tiles and timber-effect Impervia flooring, mood-lit bathroom and underfloor heating with Mitsubishi energy-efficient air source heat pumps. The apartment benefits from a magnificent Reception with direct access to the terrace, bespoke German kitchen with integrated Bosch appliances, a new 999 year lease, and a meticulous specification finish. In addition, buyers benefit from video entry system, 10 year professional consultants certificate warranty, communal bike store & dual aspect layout.

Located in the heart of Muswell Hill, and on the doorstep of locally owned shops, restaurants and cafes, as well as excellent transport links to the train and underground stations, this is a wonderful opportunity to own a brand-new home in one of North London's most sought-after and iconic neighbourhoods.

\*\* NB Some photographs are Development Generic





**Total floor area 89.1 m<sup>2</sup> (959 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](http://www.propertybox.io)

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## Muswell Hill Broadway, London

- FINAL APARTMENT REMAINING
- Prime location in the heart of Muswell Hill Broadway
- Private terrace
- Dual-aspect views & bespoke interior designs
- Brand new 999 year lease & 10-year PCC

Tenure: Leasehold EPC Rating: C

Service Charge: 1775.87

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£575,000**



**view this property online** [barnardmarcus.co.uk/Property/MUH106230](http://barnardmarcus.co.uk/Property/MUH106230)

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:  
MUH106230 - 0004

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



**020 8444 4215**



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