

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



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**30 Muswell Road, London N10**

**£2,350** FOR SALE

Flat - Conversion

2 1 1



# 30 Muswell Road, London N10 £2,350 Per

## Description

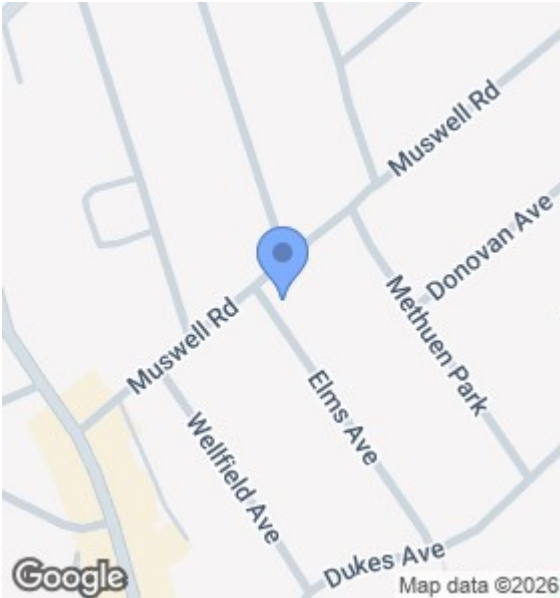
A spacious and bright two-bedroom flat set on the first floor of an attractive converted period house. Finished to a high specification throughout, the property offers a well-proportioned open-plan kitchen and living area, a fully tiled modern bathroom, and two generously sized double bedrooms.

The flat further benefits from excellent natural light and a contemporary finish throughout, making it an ideal home for professionals or a small family.

- Two double bedrooms
- Bright open-plan kitchen/living space
- Fully tiled modern bathroom

## Key Features

|                 |                 |
|-----------------|-----------------|
| Tenure          | to be confirmed |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | Haringey        |
| Local Authority | D               |
| Council Tax     |                 |



## Floorplan

Muswell Road,  
Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M



First Floor  
Floor Area 673 Sq Ft - 62.52 Sq M

For Illustrational Purposes Only - Not To Scale  
lpaplus.com

## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.