



barnard marcus

Park Road, London N8 8JT

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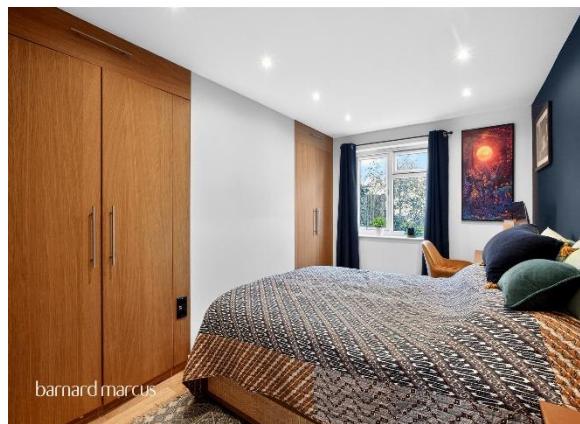
**welcome to**

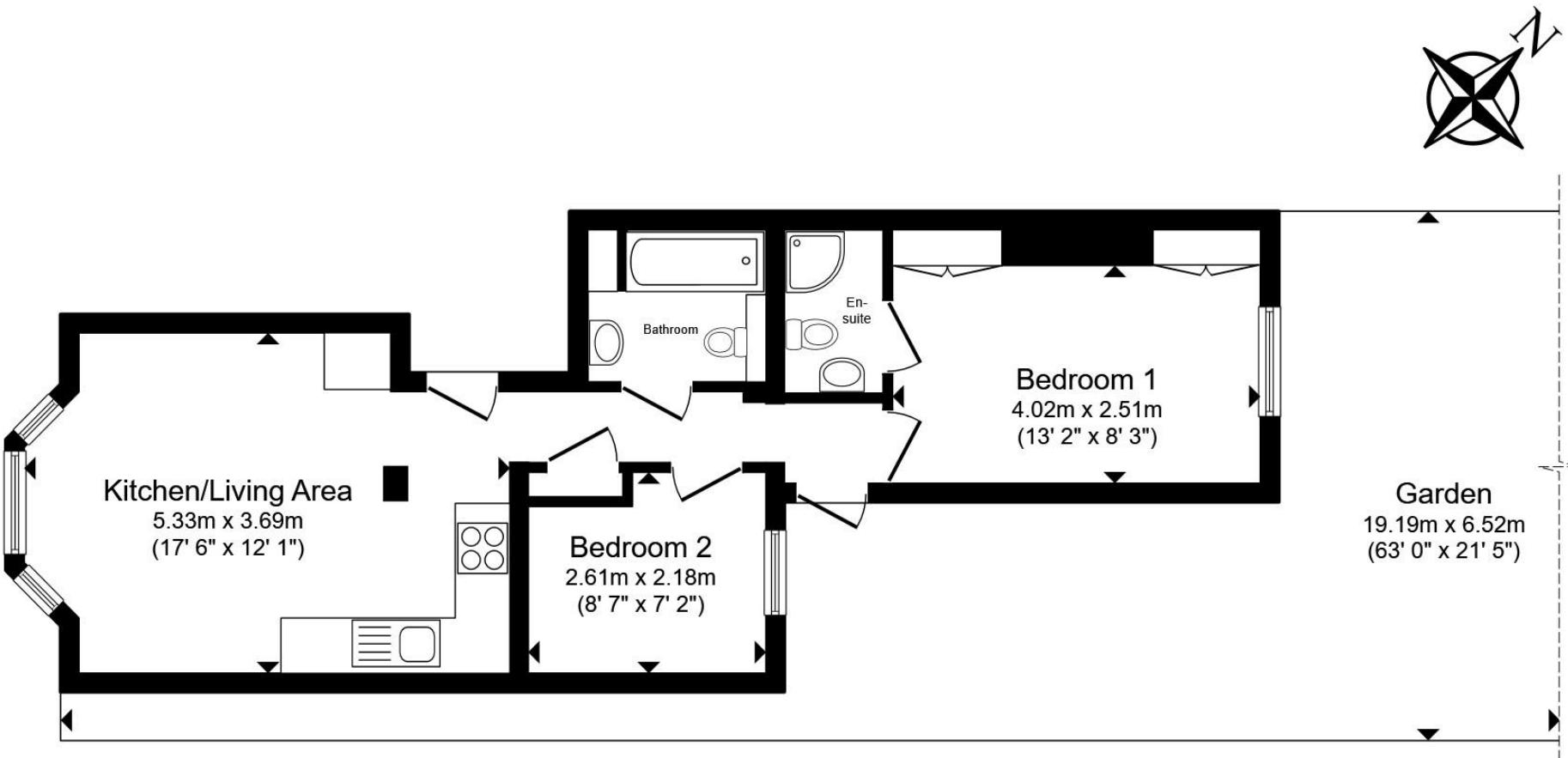
## **Park Road, London**

A wonderful two bedroom ground floor flat conveniently located within walking distance of Crouch End and Alexandra Palace and Park. The property has been meticulously finished to a high standard throughout and early viewings are recommended.

The flat comprises a delightful reception room with bay window which is open to the contemporary kitchen. The main bedroom with built in wardrobes overlooks the garden and has an en-suite bathroom, and there is a second bedroom and further bathroom. Further benefits include direct access to a communal garden. Early viewings are recommended.

Crouch End Broadway with its vast array of shops, restaurants and cafes is within a quarter of a mile and the lovely grounds of Alexandra Palace are also within a quarter of a mile.





**Total floor area 44.6 m<sup>2</sup> (480 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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## Park Road, London

- Period conversion
- Ground floor flat
- Communal garden
- Master bedroom with en-suite
- Exceptional finish

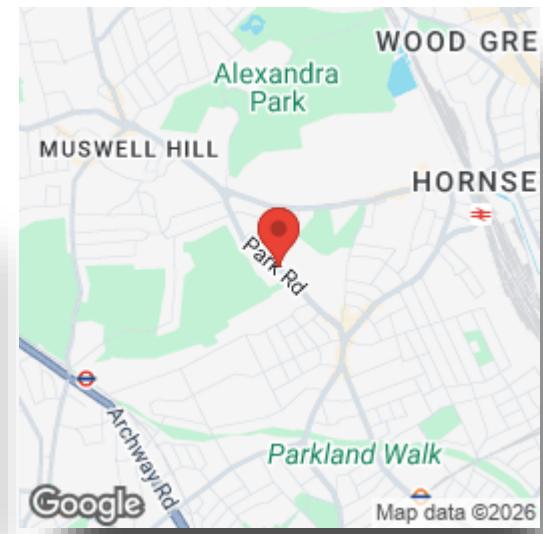
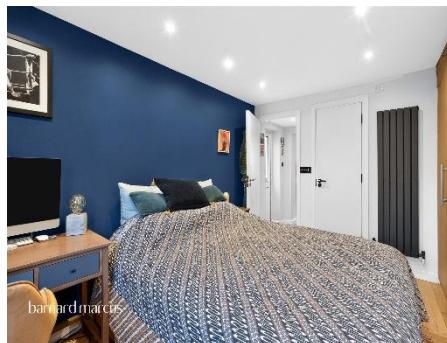
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £525,000



**view this property online** [barnardmarcus.co.uk/Property/MUH106343](http://barnardmarcus.co.uk/Property/MUH106343)

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:

MUH106343 - 0003

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**



[MuswellHill@barnardmarcus.co.uk](mailto:MuswellHill@barnardmarcus.co.uk)



262 Muswell Hill Broadway, Muswell Hill, London, N10 3SH



[barnardmarcus.co.uk](http://barnardmarcus.co.uk)