

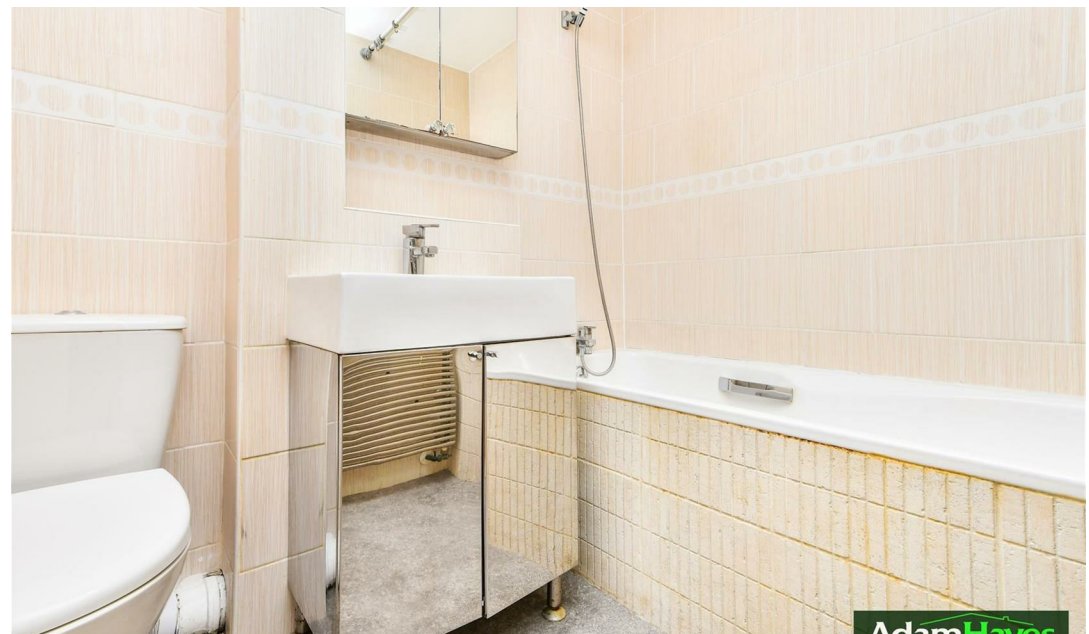


Coppetts Road, Muswell Hill, N10

OIEO £300,000

 2 Bedrooms  1 Bathroom  1 Reception





Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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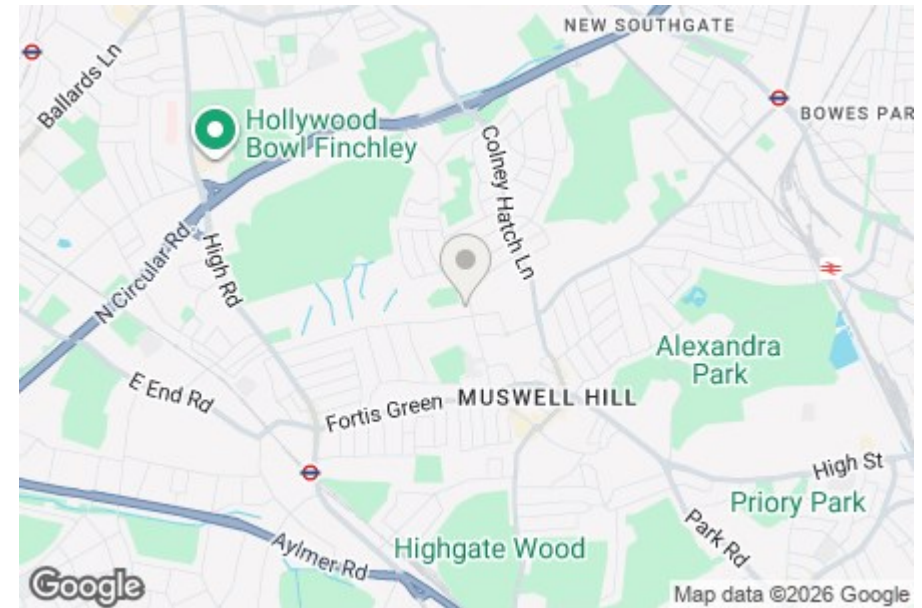
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## Key Features

- Two Bedrooms
- First Floor
- Modern Kitchen
- Chain Free
- Communal Parking
- Communal Gardens

## Other Information

Tenure: Leasehold  
Length of Lease: 105 Years  
Ground Rent: Nil  
Service Charge: £1,944.00 P/A  
Council Tax Band: C



## Nearest Stations

East Finchley Station 1.0 miles  
Alexandra Place Station 1.1 miles  
Bounds Green Station 1.2 miles

## Property Description

A well presented two bedroom first floor purpose built apartment situated within easy reach of Muswell Hill Broadway and offered for sale on a chain free basis. The property benefits from a bright reception room, a modern fitted kitchen, two bedrooms and a three piece bathroom suite. Further advantages include an entryphone system, a long lease, communal gardens and residents parking.

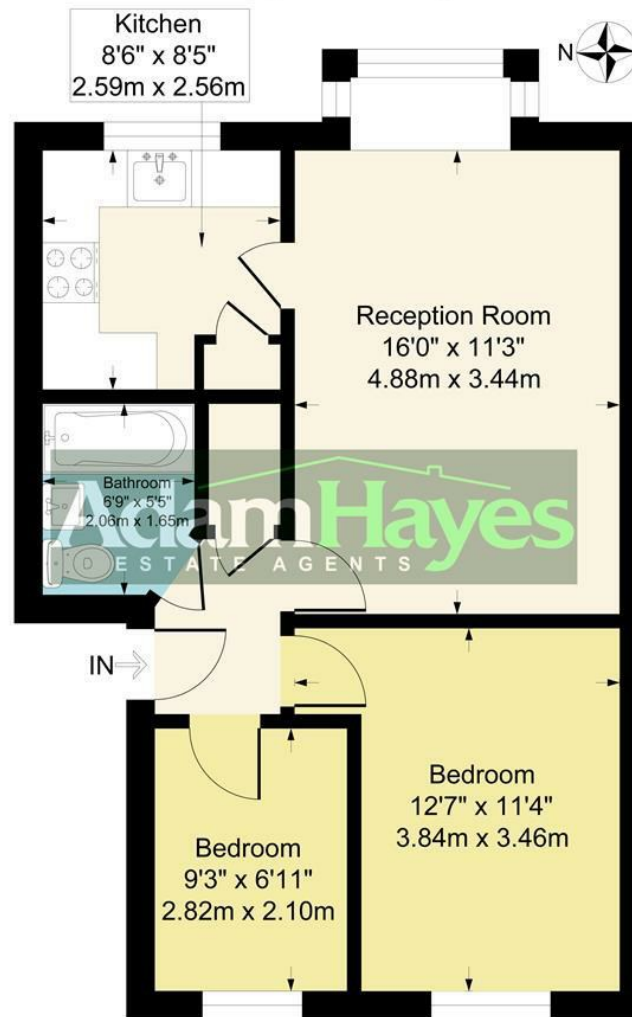
Conveniently located close to local shops, cafés, transport links and the amenities of Muswell Hill Broadway. To really appreciate the size, location and condition, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 80                      | 80        |
| (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 |           |

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**Approximate Gross Internal Area**  
**532 sq ft - 49.5 sq m**



**Ground Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.