

# Castles

OFFERS IN EXCESS OF

**£300,000**

**Buckingham Lodge**

2 Muswell Hill, N10 3TG

# Castles

## PROPERTY SUMMARY

Positioned on the top floor of this attractive, purpose-built block is this light and spacious one-bedroom apartment. Ideally located at the foot of Alexandra Palace and Muswell Hill and equidistant to Crouch End and Muswell Hill Broadway's with their variety of eateries and independent retailers.

Further comprising separate kitchen, reception and bathroom and offering communal front gardens with the green open spaces of Alexandra Park within a stone's throw.

The property requires modernisation and will be sold on a chain free basis.

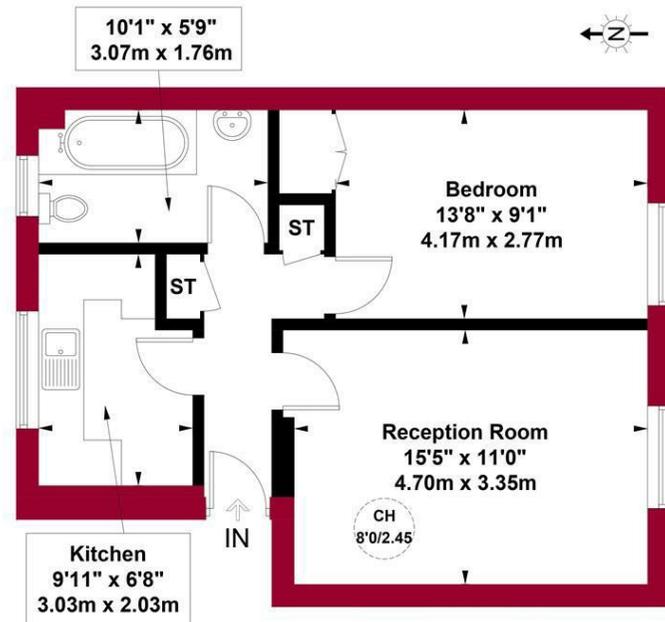
Local Authority: Haringey

Council Tax band: C





Buckingham Lodge, N10 Approximate Gross Internal Area = 504 sq ft / 46.8 sq m



Second Floor  
Gross Internal  
Floor Area 504 sq ft / 46.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



For a guide to the area  
please scan this code for  
more information



Flat

Share of Freehold

**Council:** Haringey

**Council Tax Band:** C

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

#### OFFICE DETAILS

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 kWh/m <sup>2</sup> A	A		
81-101 kWh/m <sup>2</sup> B	B		
61-80 kWh/m <sup>2</sup> C	C		
41-60 kWh/m <sup>2</sup> D	D		
21-40 kWh/m <sup>2</sup> E	E		
1-20 kWh/m <sup>2</sup> F	F		
1 kWh/m <sup>2</sup> G	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	