



Castles

ASKING PRICE

£389,950

Barrington Court, Colney Hatch

Muswell Hill, N10 1QG

Castles

## PROPERTY SUMMARY

Situated on the top floor of this Art-Deco style purpose-built block is this bright and airy two bedroom flat. The property is set back from the road and is conveniently situated for the amenities of Muswell Hill Broadway with its array of independent retailers and eateries.

Barrington Court offers an abundance of light and comprises separate kitchen, reception and bathroom with transport provided by a multitude of local bus routes.

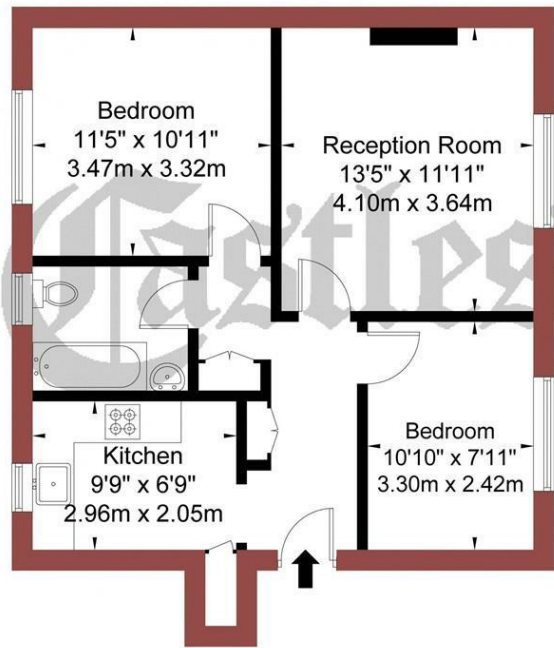
The property will be offered on a chain free basis.

Lease: 999 years from 25 December 1990  
Current Service/Maintenance Charge:  
£1,560.00 per annum  
Ground Rent: £260.00 per annum





Approx Gross Internal Area = 53.6 sq m / 577 sq ft



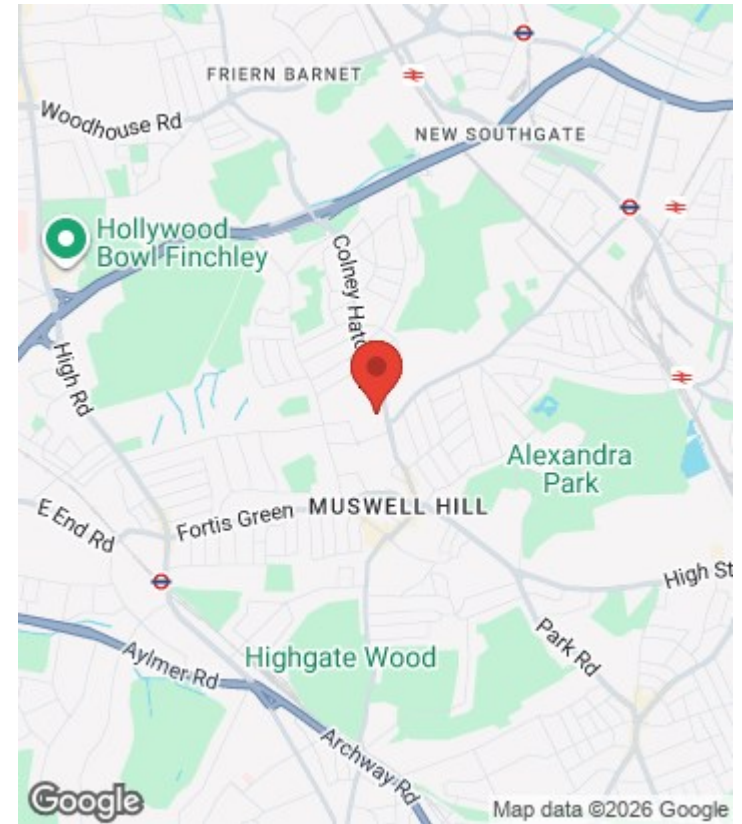
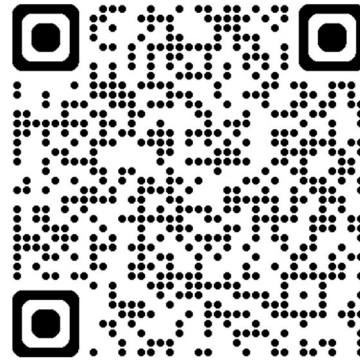
Fifth Floor  
Gross Internal  
Floor Area 53.6 sq m / 577 sq ft

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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For a guide to the area please scan this code for more information



Flat

Leasehold

**Council:** Haringey

**Council Tax Band:** C

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	