



**Dukes Avenue, London N10 2PU**



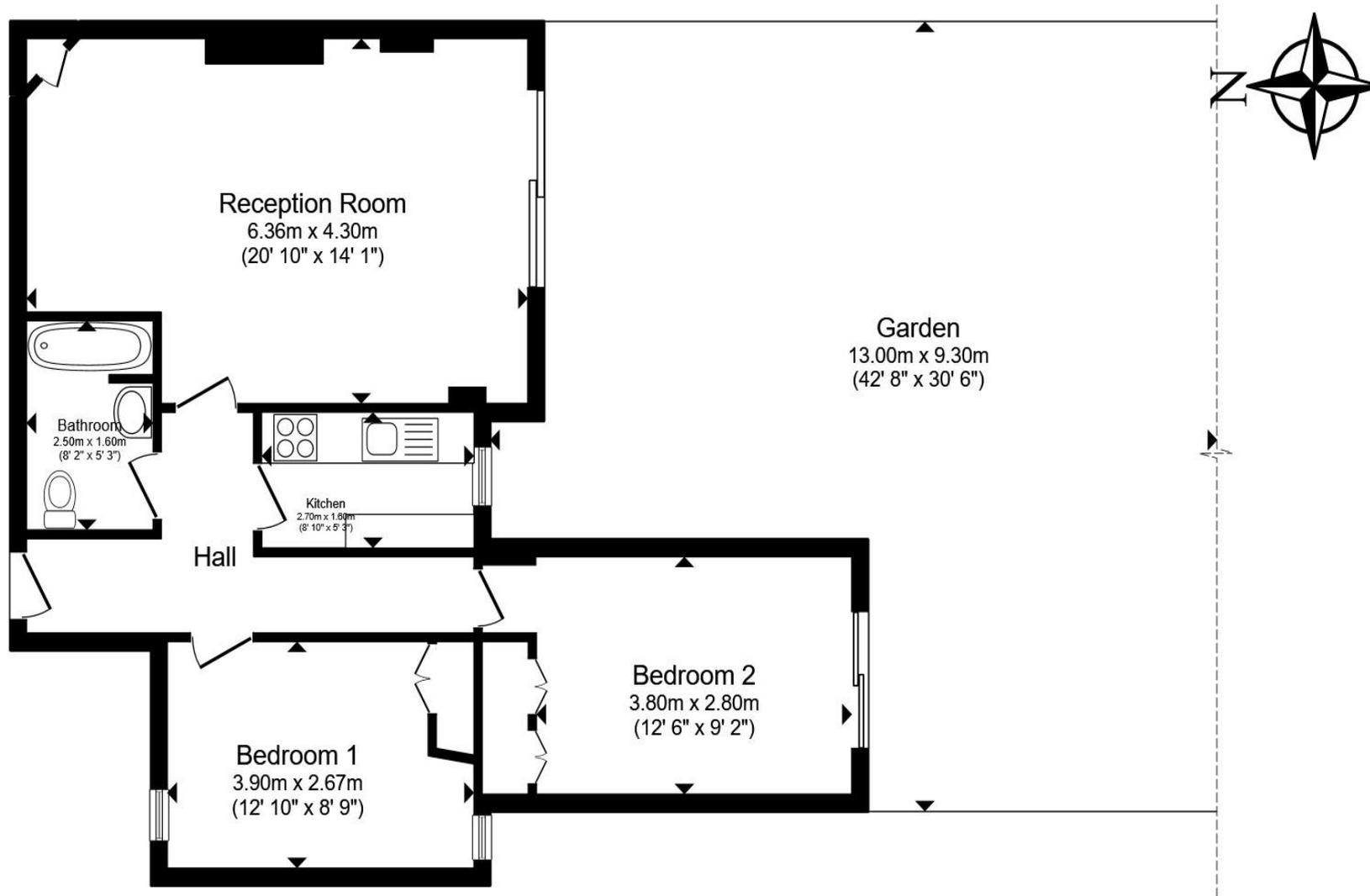
**welcome to**  
**Dukes Avenue, London**

A rare opportunity to acquire and transform a wonderful garden flat on one of Muswell Hill's premier roads being sold with Share of Freehold and 999 year lease. The flat currently offers in excess of 700 sq/ft with direct access onto a sizeable private garden.

The flat is situated on the ground floor of an imposing Victorian conversion. It currently comprises of a large reception room with direct access onto a large private garden, Two bedrooms, kitchen and bathroom. The property requires complete refurbishment but has the potential to be a wonderful period conversion.

The property is within walking distance to the iconic Alexandra Palace and Alexandra Park's green spaces and less than ten minutes walk through the Park to Alexandra Park Station – 35 minutes door to door to the City, also close at hand is Muswell Hill Broadway with its excellent selection of shops, restaurants and bus services to Highgate tube station (Northern Line). Within catchment of Muswell Hill primary and other outstanding local schools.





## Ground Floor

Total floor area 67.0 m<sup>2</sup> (721 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)

welcome to

## Dukes Avenue, London

- Period property
- Large Private rear garden
- In need of full refurbishment
- Two bedrooms
- Share of Freehold
- Property being sold with new 997 year lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: D. Share of Building Insurance £420

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Aug 1972\*\*. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MUH105928](https://www.barnardmarcus.co.uk/Property/MUH105928)



Property Ref:  
MUH105928 - 0002

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