



barnard marcus

Pembroke Road, Muswell Hill, London N10 2JD



welcome to

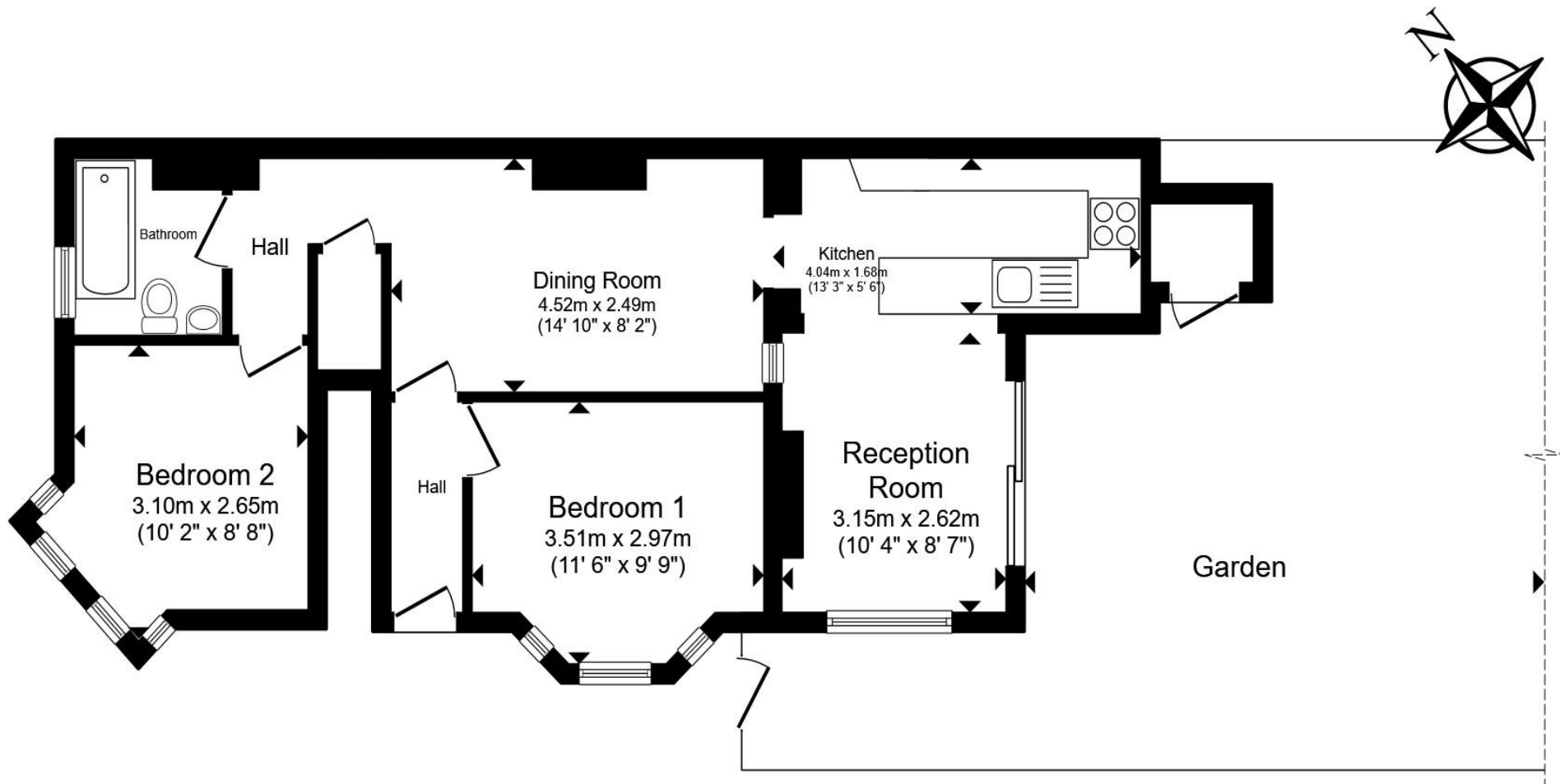
Pembroke Road, London

Well appointed two double bedroom garden flat with private entrance, two receptions and access to an exceptional private garden. The property is conveniently located to the north of Muswell Hill Broadway, and is offered chain-Free.

The property is comprised of its own private entrance, dining room and separate living room open to the kitchen. The bedrooms are both doubles, and the property opens onto an excellent south-facing private garden with side access. The property is offered in good condition throughout and early viewings are recommended.

This property is located in a quiet residential road on the North side of Muswell Hill with easy walking to the frequent efficient buses that connect to Muswell Hill Broadway and Highgate. The property is a favourable distance from excellent primary and secondary schools including Hollickwood Primary School, Rhodes Avenue Primary School, Alexandra Park Secondary school and Fortismere.





Ground Floor

Total floor area 53.3 m² (574 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

welcome to

Pembroke Road, London

- Two Receptions
- Two Double Bedrooms
- Well-Fitted Open-Plan Kitchen
- Attractive Garden
- Chain Free

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Nil. Building Insurance £550

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in Excess of £460,000



check out more properties at barnardmarcus.co.uk



Property Ref:
MUH106410 - 0004

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.

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.



barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



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



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property