



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Osier Crescent, Muswell Hill, N10
Price £3,000 pcm - To Let

A well presented four/three bedroom house, ideally situated within a quiet residential development and within easy walking distance of Muswell Hill Broadway. The property benefits from off street parking, a south facing rear garden, two bathrooms and a guest WC. The ground floor comprises a spacious reception room, a separate modern kitchen, a fourth bedroom or additional reception room, and a guest WC. Upstairs, there are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a family bathroom. Externally, the property offers off street parking to the front and a private south facing rear garden. The house is ideally located within the catchment area for the highly regarded Coldfall Primary School, while Muswell Hill Broadway provides a range of shops, cafés and restaurants. There are also excellent local transport links, including various bus routes providing convenient connections towards Central London.

Material Information:

The property has gas central heating, and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is off street parking to the front of the house and street parking is available on the road.

Council Tax: Haringey Band E

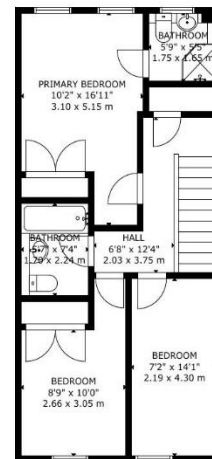
Approx. Floor Area: 1125 sqft (104.52 sqm)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	



GROUND FLOOR



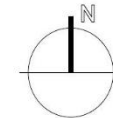
FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 105 m²/1,125 sq.ft

GROUND FLOOR: 51 m²/547 sq.ft, FIRST FLOOR: 54 m²/578 sq.ft

EXCLUDED AREA: FRONT GARDEN: 35 m²/374 sq.ft, REAR GARDEN: 53 m²/571 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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