



Muswell Hill Road, N10 3NG

Stunning two bedroom garden flat located in the heart of Muswell Hill. Occupying the ground floor of this period conversion, this contemporary styled apartment has the sole use of a south facing decking and rear garden. Both bedrooms are doubles, the bathroom is internal, and the kitchen is semi open plan to a large living area, which has bi folding doors to the rear. The flat benefits from a basement which doubles up as a laundry and storage room. Unfurnished. Available mid October. EPC C * HARINGEY COUNCIL TAX E * DEPOSIT - £4,035.00

£3,500 PCM



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Approximate Gross Internal Area = 102 sq m / 1098 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		70	73
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		67	68
		EU Directive 2002/91/EC	