



barnardmarcus

Gilson Place, London N10 1BF



welcome to

Gilson Place, London

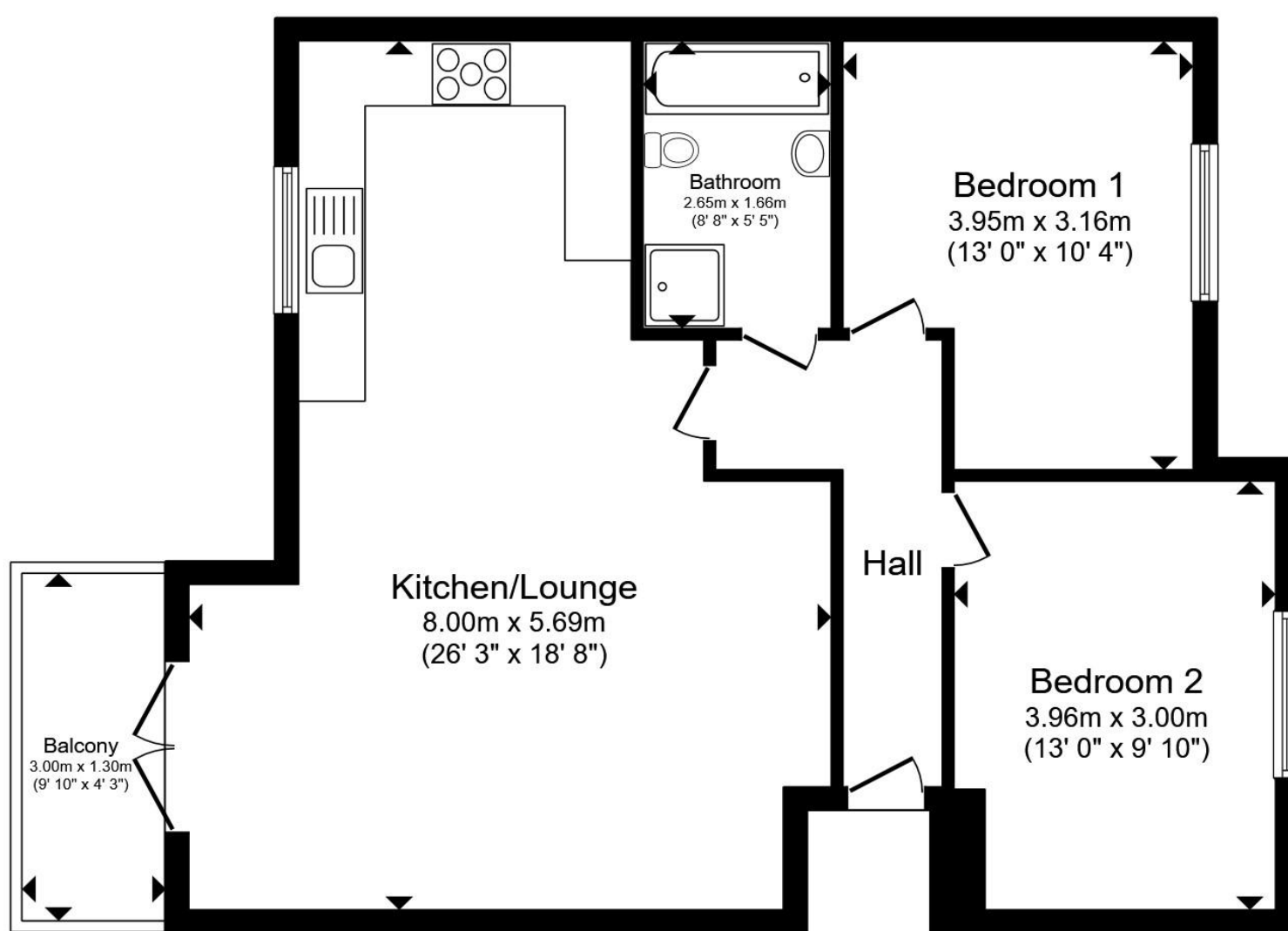
Beautifully presented throughout, this bright 3rd (top) floor apartment with private BALCONY offers exceptional living space, two good double bedrooms, and superb modern kitchen and bathroom. With loft access, cycle storage and reserved parking, this is a superb home, available with no upper chain.

Located in the contemporary Gilson Place development, situated to the north of Muswell Hill, the property is within a short bus ride, or a 15-20 minute walk, of Muswell Hill's superb Edwardian Broadway with its extensive selection of small shops, cafes, restaurants and supermarkets. There is easy access to East Finchley and Highgate Northern Line stations and Bounds Green for the Piccadilly Line and nearby bus routes to Whetstone, Finsbury Park, Brent Cross and the City.

Coppetts Road is well located for access to several sought-after schools which have been rated 'outstanding' by Ofsted, this includes Coppetts Wood Primary school, Our Lady Muswell RC Primary School, and Coldfall Primary school, as well as The Compton Secondary school and Wren Academy.

The nearby Muswell Hill playing fields, Coldfall Woods and Muswell Hill Golf Course are a short walk away for your leisure, whilst the open space and the open spaces of Alexandra Park are close by.





Total floor area 68.6 m² (739 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

Gilson Place, London

- Spacious Reception with Balcony
- Large, modern fitted Kitchen
- Two Double Bedrooms
- Luxury Bathroom
- Bike Store & Reserved Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: £1879.10

Ground Rent: £250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£415,000



check out more properties at barnardmarcus.co.uk



Property Ref:
MUH106169 - 0002

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.



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