

FOR SALE

3 Colney
Hatch Lane
Muswell
Hill
London
N10 1PN

OFFERS IN THE
REGION OF £4,750,000



KEY INFORMATION

PRICE: £4,750,000 Offers in the region of

TENURE: Freehold

LEGAL COSTS: Each side to bear their own

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

VIEWING: Via the owners sole agents PSS Commercial.

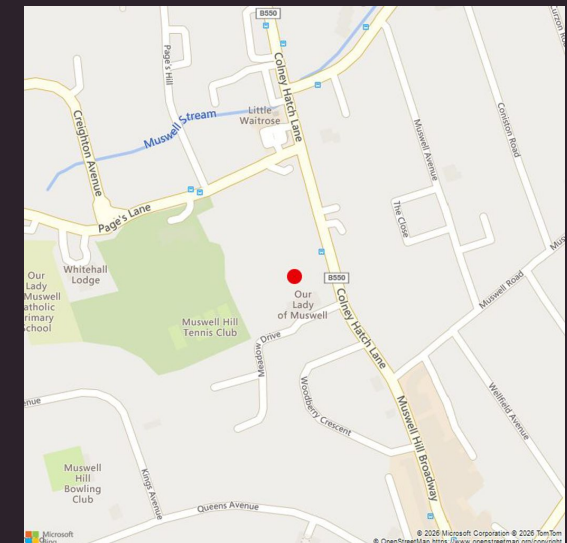


ENERGY RATING

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

66 D



DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



Paul Simon Seaton
Commercial & Investment

psscommercial.com

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FEATURES

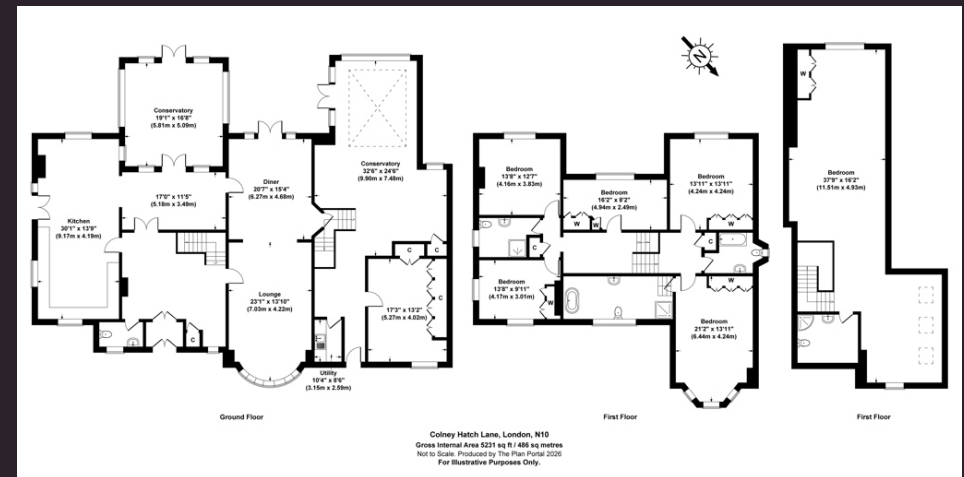
- Prime Muswell Hill
- Private Gated Drive
- Exceptional Residence
- Generous Grounds

A grand and unique detached late Victorian villa set within one-third of an acre of land, behind a private gated drive, this exceptional residence provides approx. 5000 sq ft of living accommodation, combining period grandeur within generous grounds

Set on Colney Hatch Lane, a prime, sought-after area of Muswell Hill. The area is highly desirable and known for its Edwardian character, independent boutiques, upscale cafes and family-friendly atmosphere.

The location is well served by local bus routes. Alexandra Palace and its vast parklands and views of London are located just 0.6 miles to the east

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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