



Dukes Avenue, London N10 2PU

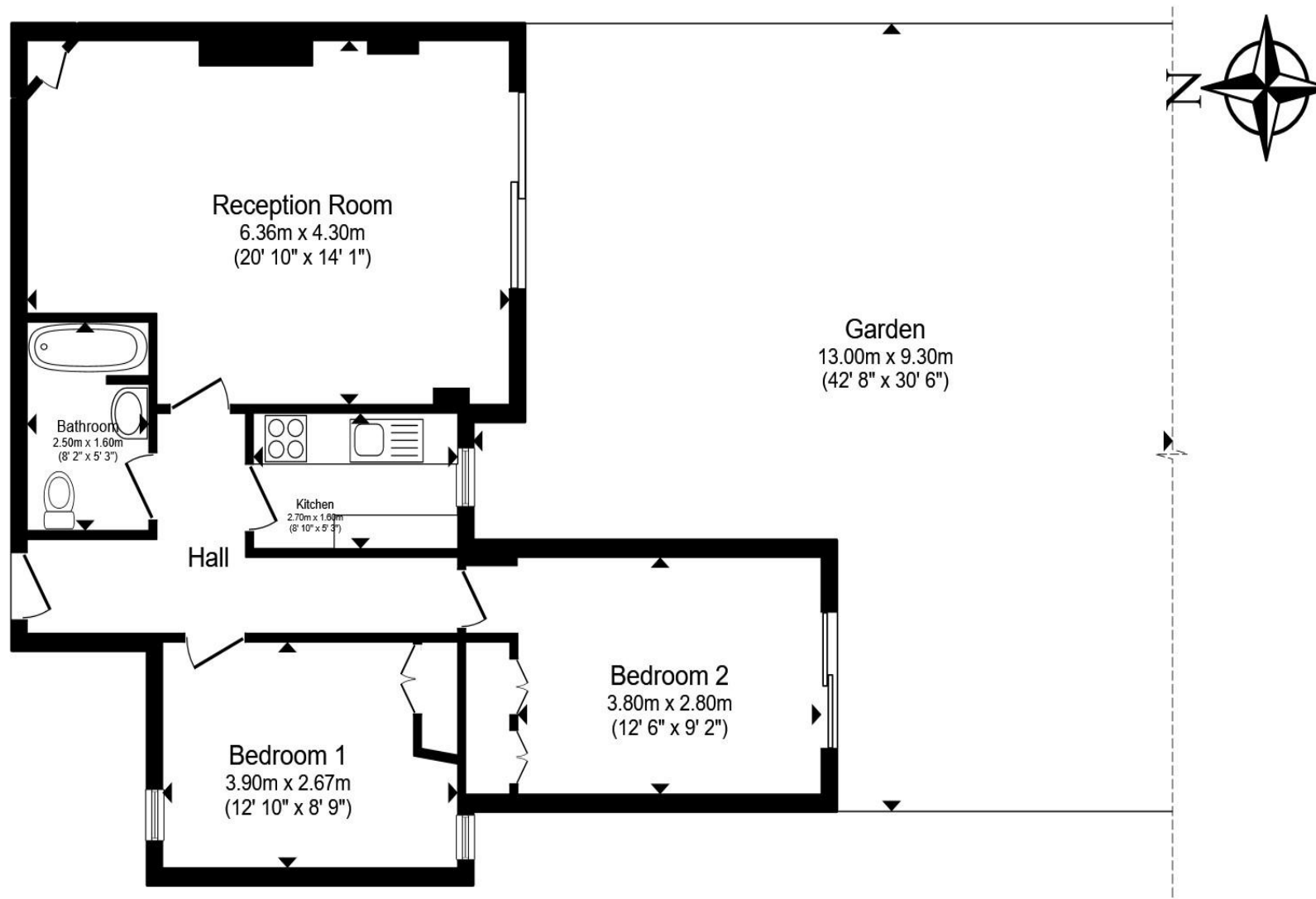
welcome to
Dukes Avenue, London

A rare opportunity to acquire and transform a wonderful garden flat on one of Muswell Hill's premier roads being sold with Share of Freehold and 999 year lease. The flat currently offers in excess of 700 sq/ft with direct access onto a sizeable private garden.

The flat is situated on the ground floor of an imposing Victorian conversion. It currently comprises of a large reception room with direct access onto a large private garden. Two bedrooms, kitchen and bathroom. The property requires complete refurbishment but has the potential to be a wonderful period conversion.

The property is within walking distance to the iconic Alexandra Palace and Alexandra Park's green spaces and less than ten minutes' walk through the Park to Alexandra Park Station – 35 minutes door to door to the City, also close at hand is Muswell Hill Broadway with its excellent selection of shops, restaurants and bus services to Highgate tube station (Northern Line). Within catchment of Muswell Hill primary and other outstanding local schools.





Ground Floor

Total floor area 67.0 m² (721 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

Dukes Avenue, London

- To be sold with 997 year Lease
- Share of Freehold
- In need of full refurbishment
- Direct access to Private rear garden
- Two bedrooms
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Ground Rent: Zero

Service Charge: £419.88 towards Building Insurance

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£650,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/MUH105928](https://www.barnardmarcus.co.uk/Property/MUH105928)



Property Ref:
MUH105928 - 0003

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](https://www.barnardmarcus.co.uk)