



03

— OAK AVENUE —

A well-proportioned and characterful two-bedroom first floor maisonette, ideally positioned on the sought-after Oak Avenue in N10.

Guide price £385,000 - £410,000

Offering approximately 631 sq ft (58.6 sq m) of internal space, this charming home benefits from its own private front door, sole access to a generous loft space, ideal for storage, and the rare advantage of direct access to a private garden from the kitchen.



The accommodation is thoughtfully arranged, with stairs rising from the private entrance to a central hallway that connects all principal rooms. To the front, a bright and inviting reception room provides an excellent space for relaxing or entertaining, enhanced by a bay window that draws in natural light.

The property offers two well-balanced bedrooms, ideal for a couple, small family, or those seeking additional space for a home office.

The separate kitchen is positioned to the rear and enjoys direct access down to the garden, creating a seamless indoor-outdoor flow. A bathroom is centrally located, completing the layout in a practical and efficient manner.

Externally, the property benefits from its own private garden, an appealing feature for outdoor dining, gardening, or simply unwinding in a peaceful setting. The sense of independence, with a private entrance and no shared internal spaces, gives this maisonette a house-like feel.





Location

Oak Avenue is a quiet residential turning within easy reach of the vibrant amenities of Muswell Hill and nearby Crouch End, both offering an excellent selection of independent shops, cafés, restaurants, and local services. The open green spaces of Alexandra Park are close by, along with Muswell Hill Golf Club for those who enjoy outdoor leisure and sport.

Transport links are excellent, with convenient access to Bounds Green Underground Station (Piccadilly Line), which is easily reachable, in addition to Highgate and East Finchley stations (Northern Line) and Alexandra Palace for rail services into central London. The area is also well served by regular and night bus routes, making it particularly convenient for commuters. There is further easy access to the North Circular Road (A406), providing strong connections across London and beyond.

The property also falls within the catchment area for a number of well-regarded local schools, adding to its appeal for a wide range of buyers.



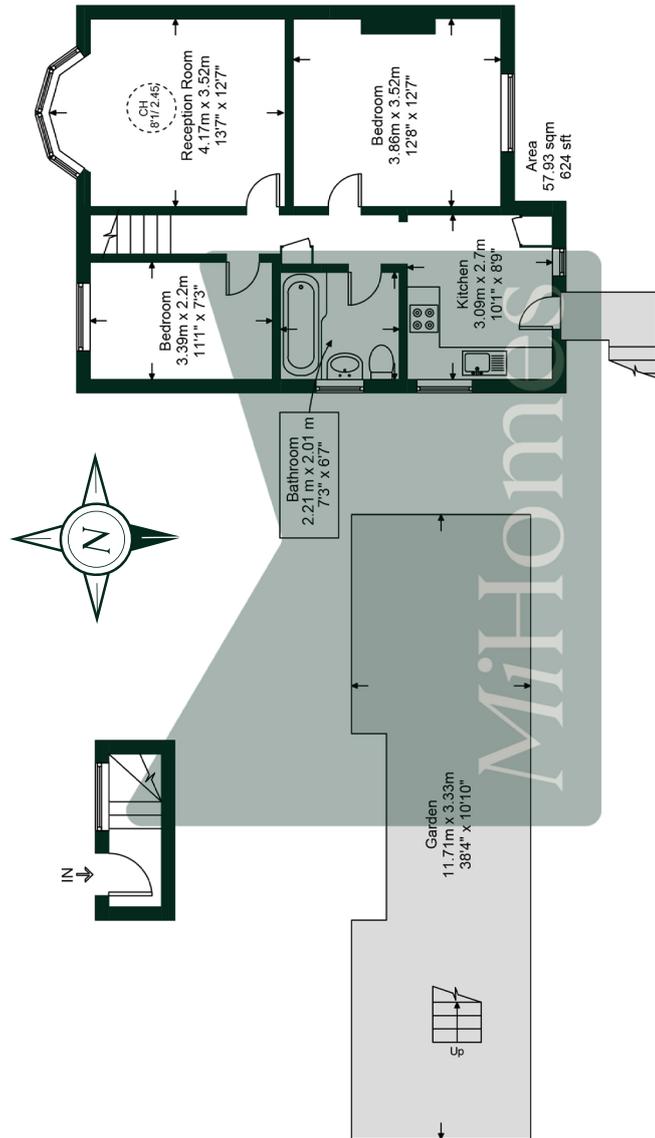
Floorplan:

3 Oak Avenue, Muswell Hill,
London, N10 2RP

- Leasehold: 166 years approx
- Service charge: £443 pa (buildings insurance)
- EPC rating: C
- Council Tax Band: Band C
- Approx. Gross internal floor area: 631 sq.ft / 58.6 sq.m

Property overview:

- 2 bedroom maisonette
- First floor
- Own private garden
- Quiet residential road
- Long lease - 166 years remaining
- Low service charges, great for a first time buyer
- A short walk to Muswell Hill Broadway
- Within close proximity to Alexandra Palace
- Easy access to the A406



First Floor

Ground Floor

This plan is for layout purposes only. not drawn to scale unless stated. window and door openings are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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