



**Osier Crescent, N10**  
London

**GUIDE PRICE £325,000 - £350,000**

This bright and exceptionally spacious one-bedroom top-floor flat is situated in a well-maintained, purpose-built block in Muswell Hill. Presented in good decorative order throughout, with generous proportions and excellent natural light, it offers a modern living space with a long lease, a designated parking space and communal gardens. Quietly positioned yet highly convenient, it's close to large green open spaces and Muswell Hill Broadway is easily accessible.

The good-sized hallway features doors leading to all rooms, setting a welcoming tone. The generous open-plan reception room flows seamlessly into the fitted kitchen, with a window offering far-reaching views that flood the large, bright living space with natural light – perfect for relaxed living and entertaining. The kitchen is well-equipped and provides ample storage, while the large, tranquil bedroom enjoys a peaceful outlook and comes with ample fitted wardrobes. The modern bathroom is finished with a stylish three-piece white suite, and the entire flat has been thoughtfully decorated throughout, giving it a fresh, ready-to-move-into feel.





**Bedrooms: 1**

**Bathrooms: 1**

**Receptions: 1**

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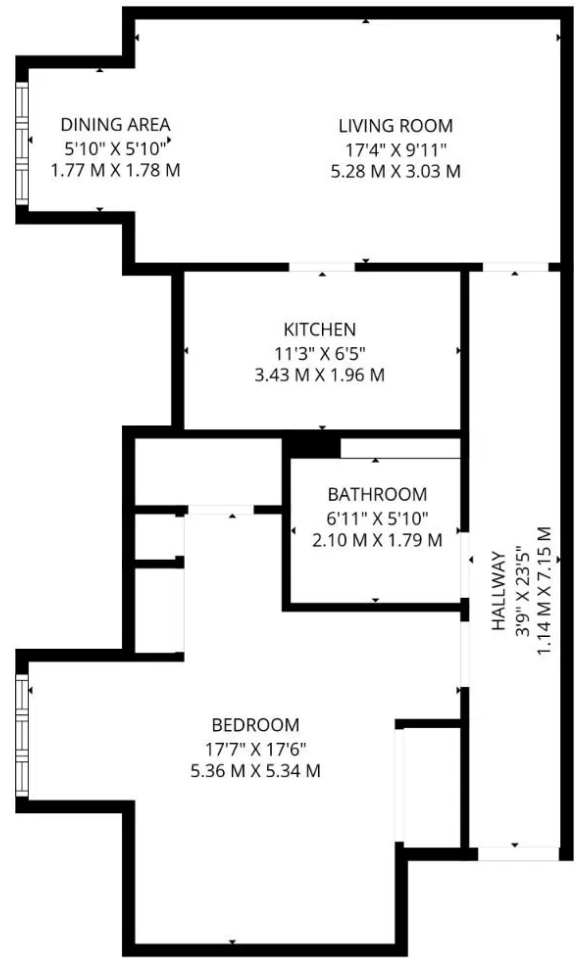
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Externally, the flat includes its designated parking space and access to communal gardens. There are also numerous parks and woods nearby, including Coldfall Wood, Muswell Hill Playing Fields and Halliwick Recreation Grounds – perfect for walks, recreation and enjoying the area's open spaces.

The location is superb. Osier Crescent is quietly positioned with excellent local amenities on Colney Hatch Lane just nearby, including a good selection of shops, cafés and everyday conveniences.



**TOTAL: 642 sq. ft, 60 m2**  
Ground floor: 642 sq. ft, 60 m2  
EXCLUDED AREAS: LOW CEILING: 19 sq. ft, 1 m2, WALLS: 68 sq. ft, 6 m2  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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