





Mantlestates are pleased to present a very well presented 3 double bedroom first floor flat, open plan kitchen/diner/lounge, roof terraced, boasting with character, long lease, easy access to Muswell Hill's shopping facilities, bars, and restaurants.

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**ENTRANCE HALL** 27' 00" x 4' 00" (8.23m x 1.22m)

27'00 X 4'00 > 3'00 Laminate floor, radiator, coving to ceiling, dado rail, spotlights, skylight.

**KITCHEN LOUNGE/ OPEN PLAN** 9' 02" x 10' 10" (2.79m x 3.30m)

LOUNGE AREA Coving to ceiling, laminate floor, radiator.

**KITCHEN AREA** 13' 03" x 13' 04" (4.04m x 4.06m)

Double glazed door to balcony, laminate floor, coving to ceiling, feature fireplace, wall & base units, Quartz worktop, sunken sink with mixer taps, part tiled walls, plumbed washing machine, washer/ dryer, fitted dishwasher, fitted fridge/ freezer, electric oven, electric hob, extractor.

**BALCONY** 13' 10" x 6' 08" (4.22m x 2.03m)

Decking.

**FRONT BEDROOM** 18' 04" x 14' 10" (5.59m x 4.52m)

. Bay double-glazed sash windows to the front aspect, carpet, coving to ceiling, spotlights, 2 radiators, featured fireplace, ceiling rose.

**FRONT BEDROOM** 14' 02" x 14' 06" (4.32m x 4.42m)

Double glazed sash window to the front aspect, carpet, coving to ceiling, spotlights, radiator, ceiling rose.

**REAR BEDROOM** 10' 09" x 12' 00" (3.28m x 3.66m)

Sash double-glazed window to the rear aspect, carpet, coving to ceiling, ceiling rose, radiator.

**EN-SUITE** 3' 05" x 7' 03" (1.04m x 2.21m)

Walk-in shower, wash hand basin in vanity unit with mixer taps, low-level flush w/c, tiled walls, tiled floor, spotlights, extractor, heated towel rail.

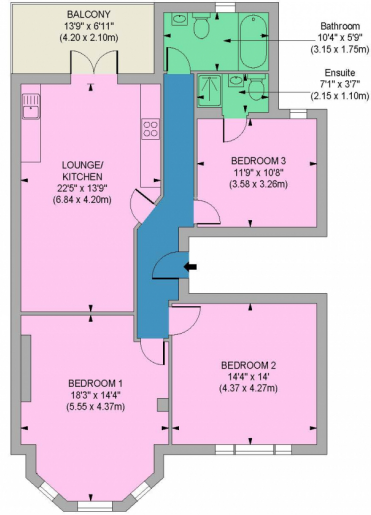
**BATHROOM** 10' 04" x 5' 07" (3.15m x 1.70m)

Double glazed window to the rear aspect, panel bath with mixer tap & shower attachment, heated towel rail, low-level flush wc, wash hand basin with mixer tap & mixer tap, tiled wall, tiled floor, spotlights, extractor.



£770,000  
Muswell Road, N10

**MUSWELL ROAD,  
LONDON, N10 2BC**  
Approximate Gross Internal Floor Area  
1050 sq.ft / 97.55 sq.m



**FIRST FLOOR**  
SCALE 1:100 @ A4

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Muswell Road, N10

