



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£770,000

TENURE : LEASEHOLD

Muswell Road, N10

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

**VERY WELL PRESENTED 3
BEDROOM FLAT**

**OPEN PLAN LOUNGE/
KITCHEN/ DINER**

**LOCATED ON THE FIRST
FLOOR**

ROOF TERRACED

DOUBLE BEDROOMS

BOASTING WITH CHARACTER

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



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.

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.

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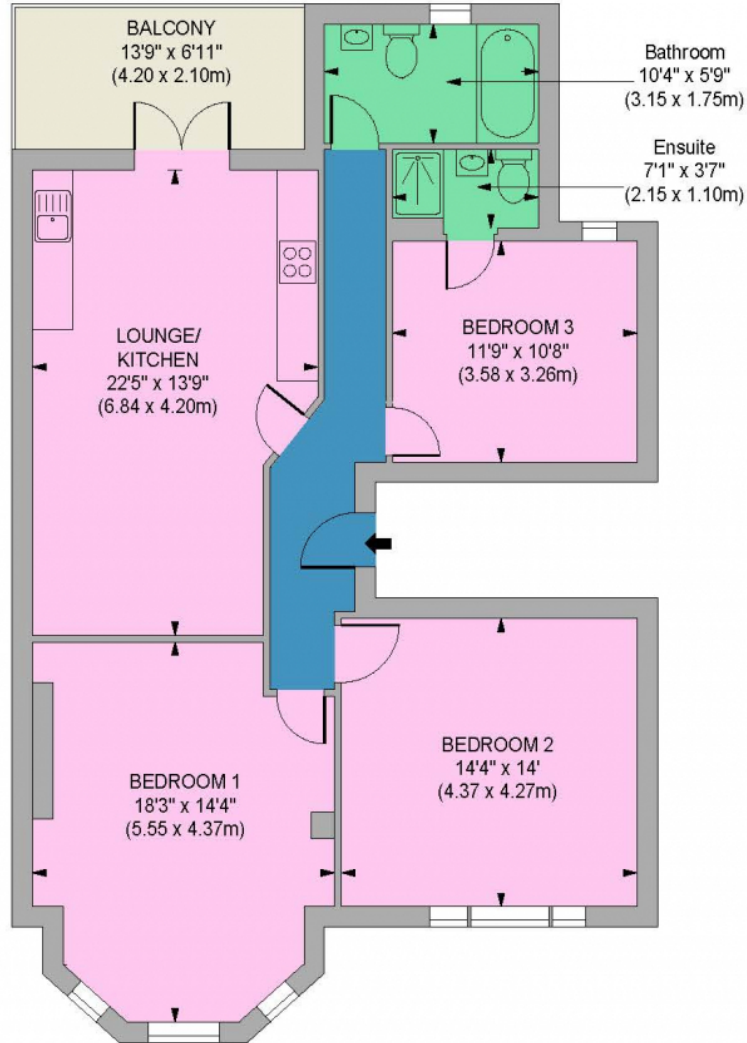


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 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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