



barnard marcus

**Sydney Road, London N10 2RR**



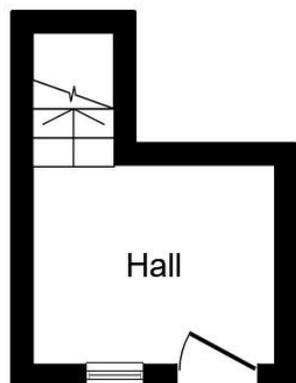
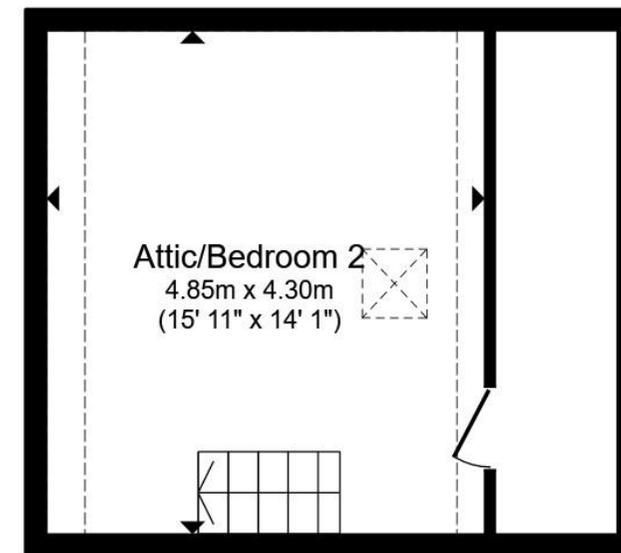
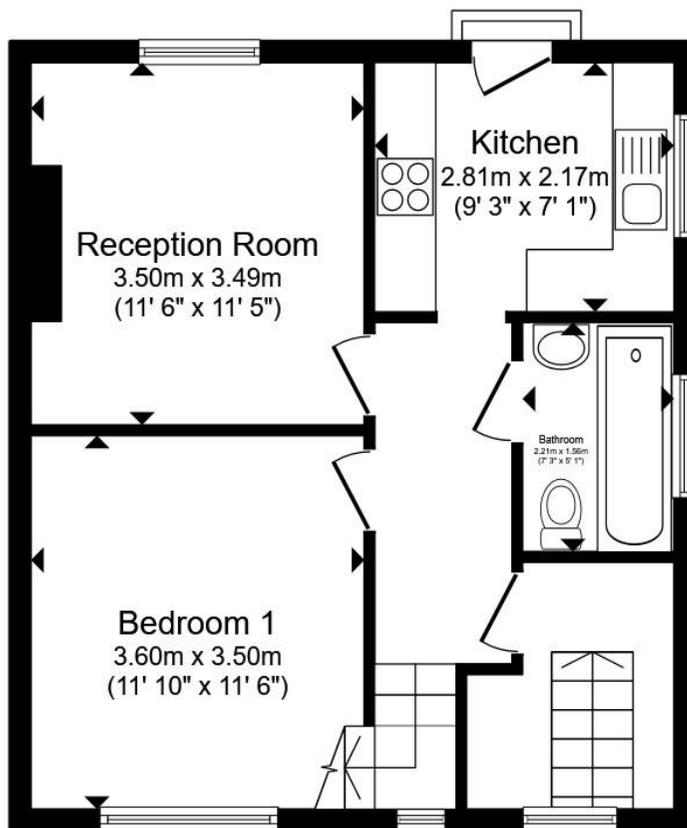
**welcome to**  
**Sydney Road, London**

A well-presented top floor two bedroom maisonette benefiting from a private entrance as well as rear private garden. The property is presented in good condition throughout.

The property comprises of a bright and spacious living room, kitchen with doors leading out to a private garden, two bedrooms, bathroom and further usable loft room.

This well presented home boasts an abundance of bright accommodation and is situated just off of Colney Hatch Lane which is within a short distance of Muswell Hill Broadway's excellent selection of amenities and bus services to Highgate tube station (Northern Line), also close by is the North Circular Road and Tesco Superstore. Within favourable distance of Coldfall primary and Alexandra Park secondary schools.





**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 72.3 m<sup>2</sup> (778 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](http://www.propertybox.io)

welcome to

## Sydney Road, London

- First floor maisonette
- Share of Freehold
- Two bedrooms
- Extra usable loft room
- Private garden
- Private entrance

Tenure: Leasehold + Share of Freehold; EPC Rating: Awaiting

Council Tax Band: C Service Charge: Zero, Building Insurance: £415.61

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1935. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



**view this property online** [barnardmarcus.co.uk/Property/MUH106386](https://www.barnardmarcus.co.uk/Property/MUH106386)



Property Ref:  
MUH106386 - 0005

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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.

  
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Please note the marker reflects the  
postcode not the actual property