



barnard marcus

**Linden Road, London N10 3DH**

**welcome to**

## **Linden Road, London**

A unique opportunity to acquire this wonderful three-bedroom garden maisonette with substantial landscaped garden on one of Muswell Hill's premier roads.

Set over two floors, this turn of the century, Arts & Crafts, semi-detached residence is truly outstanding. The property is finished to an excellent standard throughout and features a 16'10 x 11'1 reception room which leads out to a beautifully secluded and landscaped 53' garden that overlooks the green spaces of the ever-popular Rookfield Garden Village. Further benefits also include a private entrance, master bedroom with built in wardrobes and en-suite bathroom, two further bedrooms and further WC.

Located within a short walk of Muswell Hill Broadway and its excellent selection of boutique shops, restaurants and bus services to Highgate tube station (Northern Line). Within favourable distance of Muswell Hill primary and Fortismere secondary schools. Also close at hand is Crouch End Broadway with its variety of amenities, Highgate Woods and Alexandra Park and Palace.





Total floor area 91.5 m<sup>2</sup> (985 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)

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## Linden Road, London

- Period maisonette
- Three bedrooms
- Private garden
- Excellent condition
- Kitchen/breakfast room
- Share of Freehold

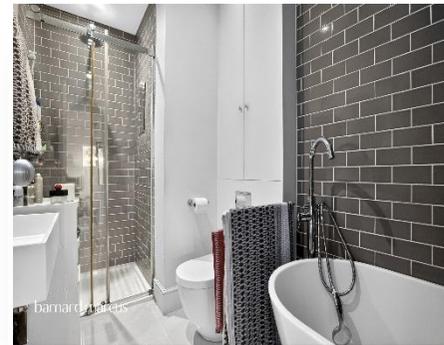
Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: £900 pa

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £999,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MUH106356 - 0003

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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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