



George Crescent, Muswell Hill, N10

 3 Bedrooms  1 Bathroom  2 Receptions

£750,000



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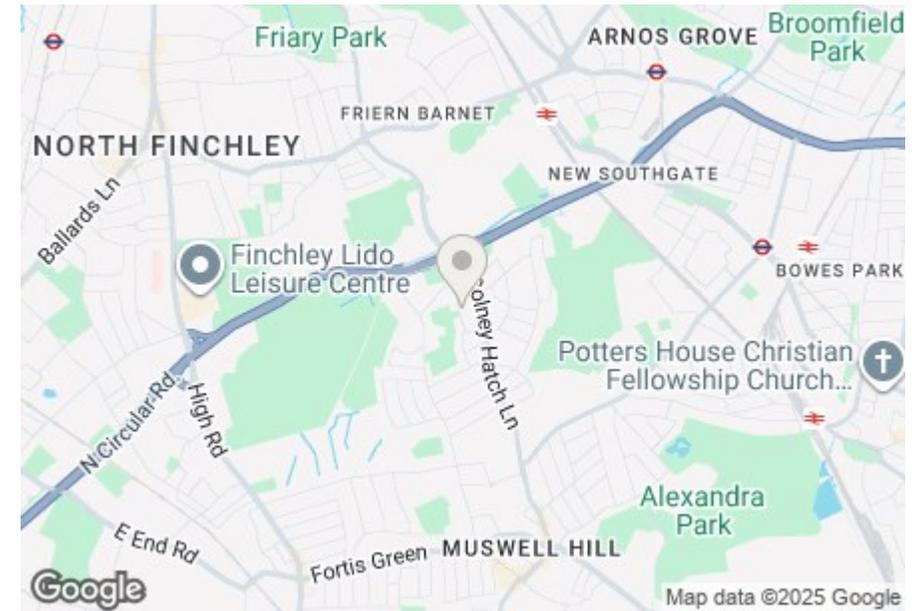
 4 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Three Bedrooms
- Two Reception Rooms
- Stunning Kitchen With Integrated Appliances
- Chain Free
- Potential to Loft Convert (STPP)
- Off Street Parking

### Other Information

Tenure: Freehold  
Council Tax Band: E



### Nearest Stations

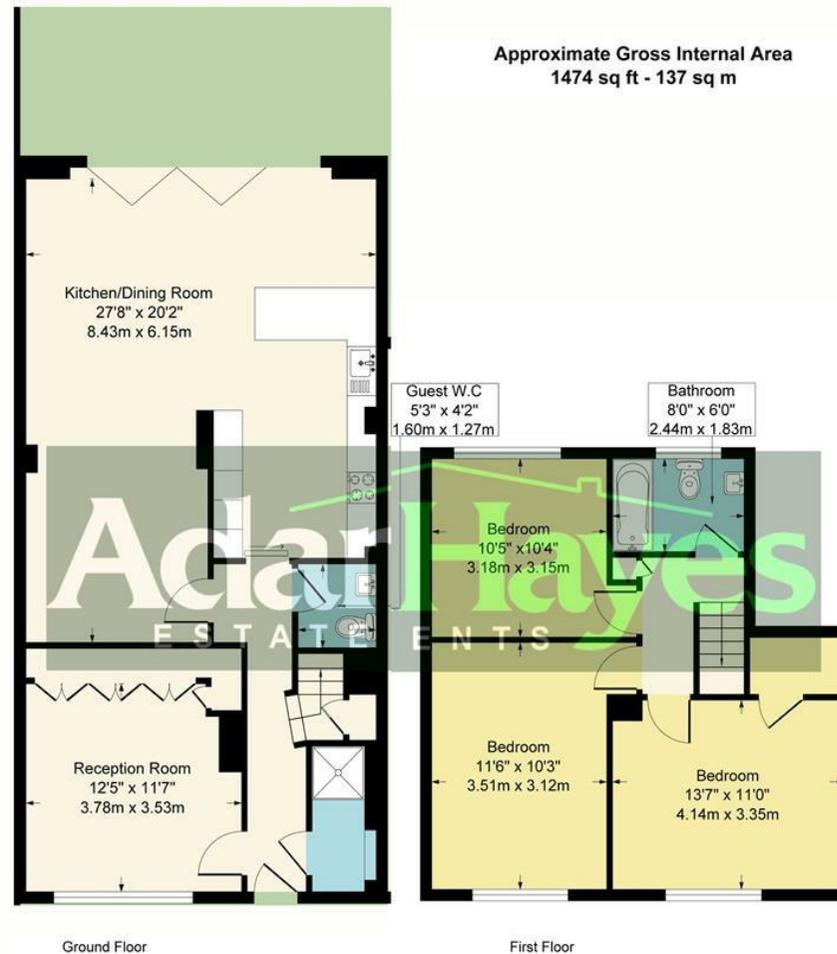
New Southgate Station	0.7 miles
Arnos Grove Station	1.1 miles
Bounds Green Station	1.1 miles

### Property Description

Situated on this tree lined road and within the catchment of Our Lady of Muswell Primary School and within walking distance of Muswell Hill Playing Fields, is this beautifully presented terraced family home arranged over two floors. The property is offered chain free and benefits two spacious reception rooms, a contemporary fitted kitchen with integrated appliances leading to the second reception with bi-folding doors and a skylight that floods the space with natural light opening directly onto the garden. Further benefits include underfloor heating, a ground floor shower room and a separate guest WC and off street parking, while the first floor comprises three well-proportioned bedrooms and a modern three-piece family bathroom. This home is best suited to First Time Buyers or a young family looking for their own accommodation as it also offers an opportunity to extend further into the loft (STPP). The property is also within close proximity to the highly regarded Fortismere, and Alexandra Park secondary schools. The property offers easy access to a wide range of local shops, restaurants, and amenities, and is just a short walk from bus routes providing direct links to Muswell Hill, the West End, and the City. The A406 is conveniently situated at the foot of the hill, offering excellent transport connections across and out of London.

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Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.