



Sydney Road, Muswell Hill, N10

2 Bedrooms 1 Bathroom 1 Reception

OIEO £350,000



Adam Hayes
ESTATE AGENTS



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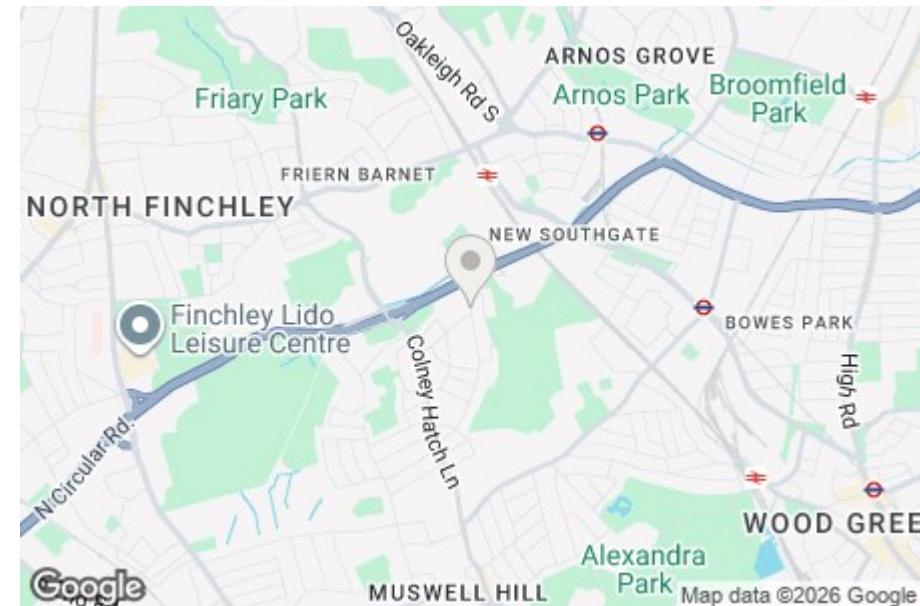
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Double Bedrooms
- Approx. 18ft Reception Room
- Private Shed
- Separate Kitchen
- Communal Gardens
- Chain Free

Other Information

Tenure: Leasehold
Length of Lease: 92 Years
Ground Rent: £100.00 P/A
Service Charge: £1,500.00 P/A
Council Tax Band: C



Nearest Stations

New Southgate Station	0.5 miles
Arnos Grove Station	0.8 miles
Bounds Green Station	0.8 miles

Property Description

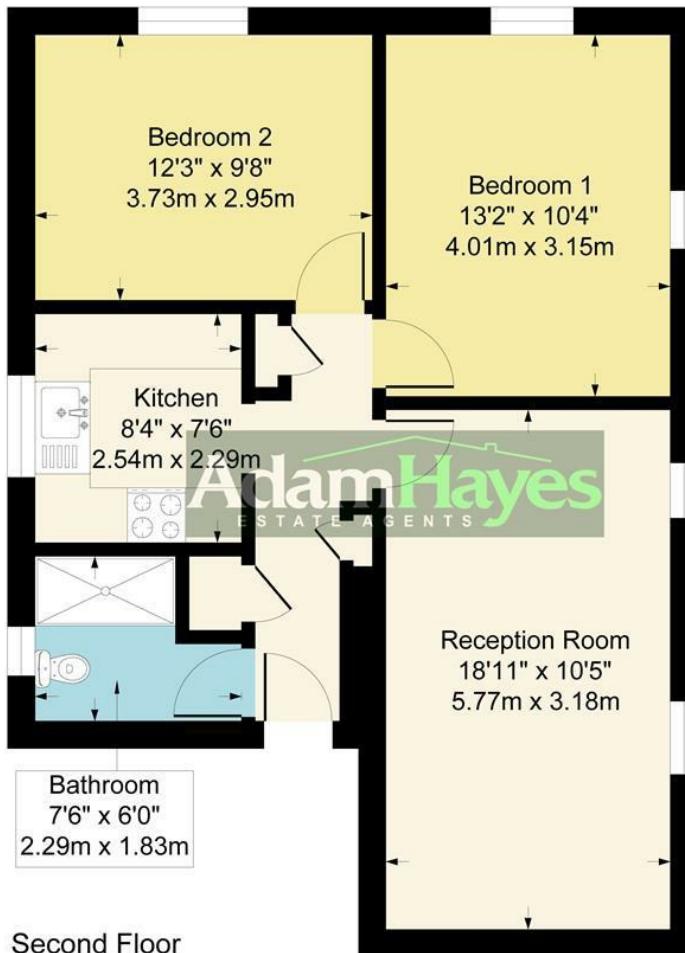
Situated within the catchment area for a number of popular schools is this two double bedroom second floor apartment. The property benefits from an approximately 18ft reception room, a separate kitchen, wooden flooring, access to communal gardens, includes a private shed outside the block and offered on a chain free basis. To fully appreciate the property's size, location, and condition, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area 655 sq ft - 61 sq m



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.