

Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS
Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Coppetts Road, Muswell Hill, N10

£425,000

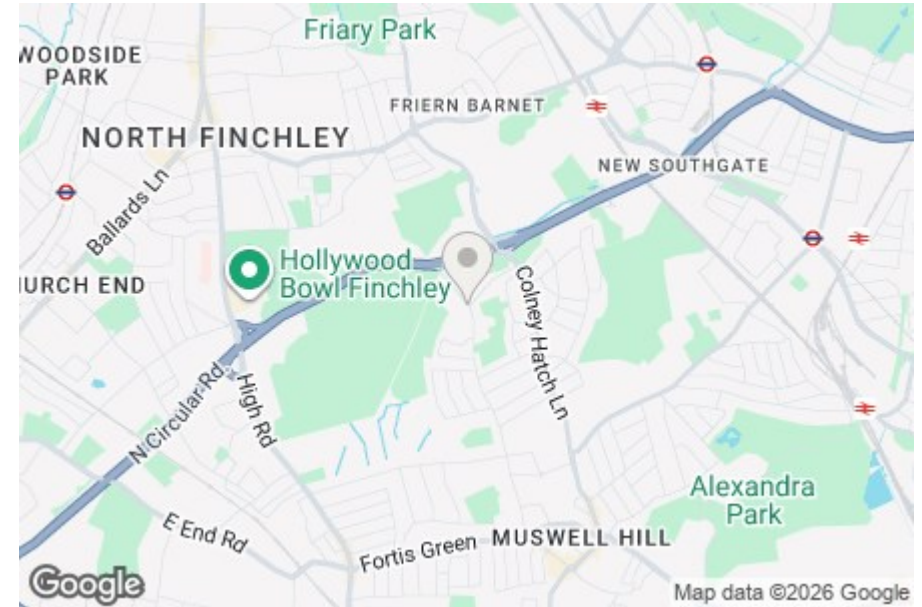
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Double Bedrooms
- First Floor Apartment
- Modern Separate Kitchen
- Private Balcony
- Popular School Catchment Area
- Off Street Parking

Other Information

Tenure: Leasehold
Length of Lease: 121 Years
Ground Rent: £331.00 P/A
Service Charge: £1,898.00 P/A
Council Tax Band: D



Nearest Stations

New Southgate Station 0.8 miles
East Finchley Station 1.1 miles
Arnos Grove Station 1.2 miles

Property Description

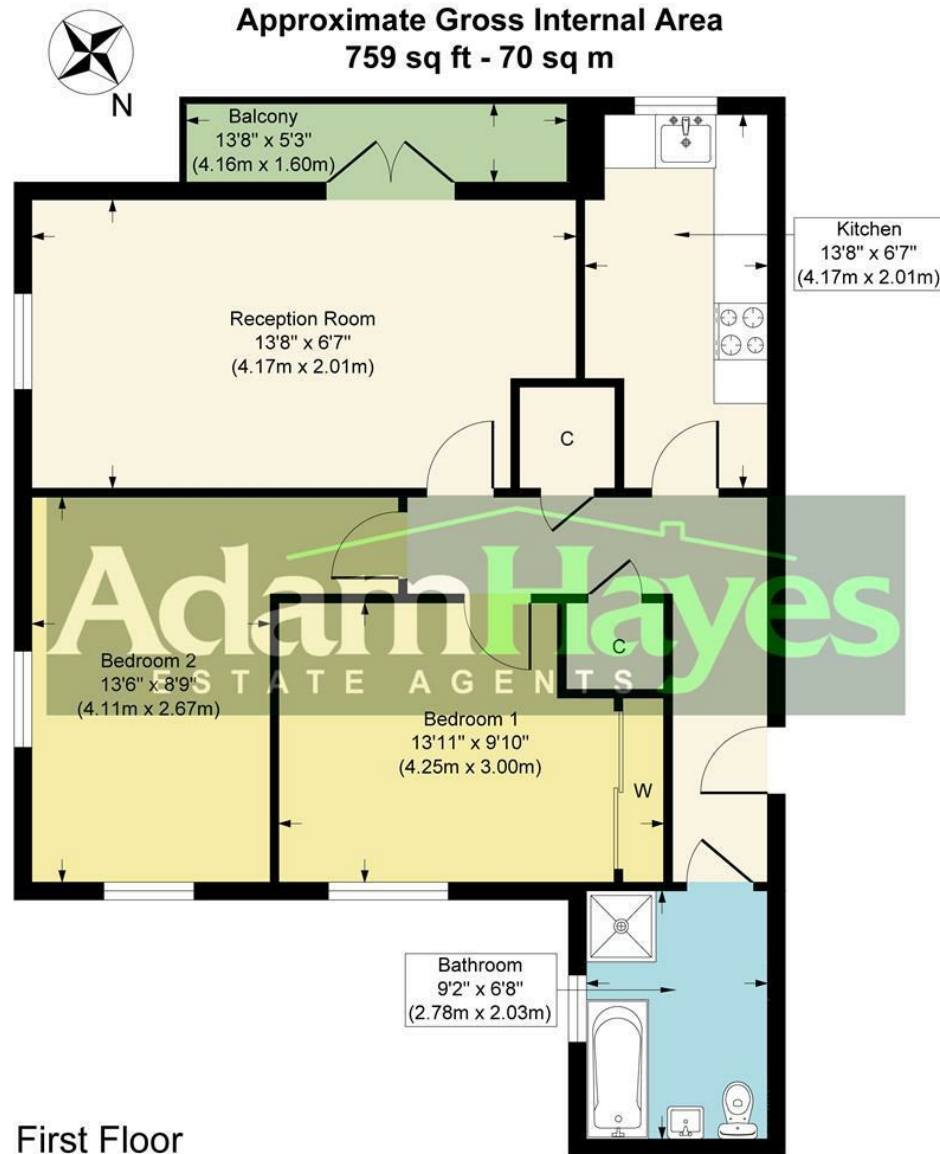
Situated within a modern and well-maintained development of just eight apartments is this impressive south-facing two double bedroom first floor apartment. The property is flooded with natural light throughout the day and benefiting from high ceilings, a generous open-plan reception room with ample space for both dining and entertaining, a contemporary fitted kitchen with integrated appliances and a breakfast bar, a modern bathroom and a large private balcony, perfect for outdoor dining and relaxation.

Further benefits include an allocated parking space, a secure cycle store and a long lease. The property is within easy reach of an abundance of green open spaces, including Halliwick Park, Muswell Hill Playing Fields and the beautiful Coldfall Wood. The property is conveniently located close to popular local schools including Coldfall, while the shops, cafés and restaurants of Muswell Hill Broadway are all within easy reach. East Finchley Underground Station and excellent transport links are also nearby. To really appreciate the size, location and quality of accommodation on offer, an internal viewing is highly recommended via vendors' 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		80	80
(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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First Floor

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.