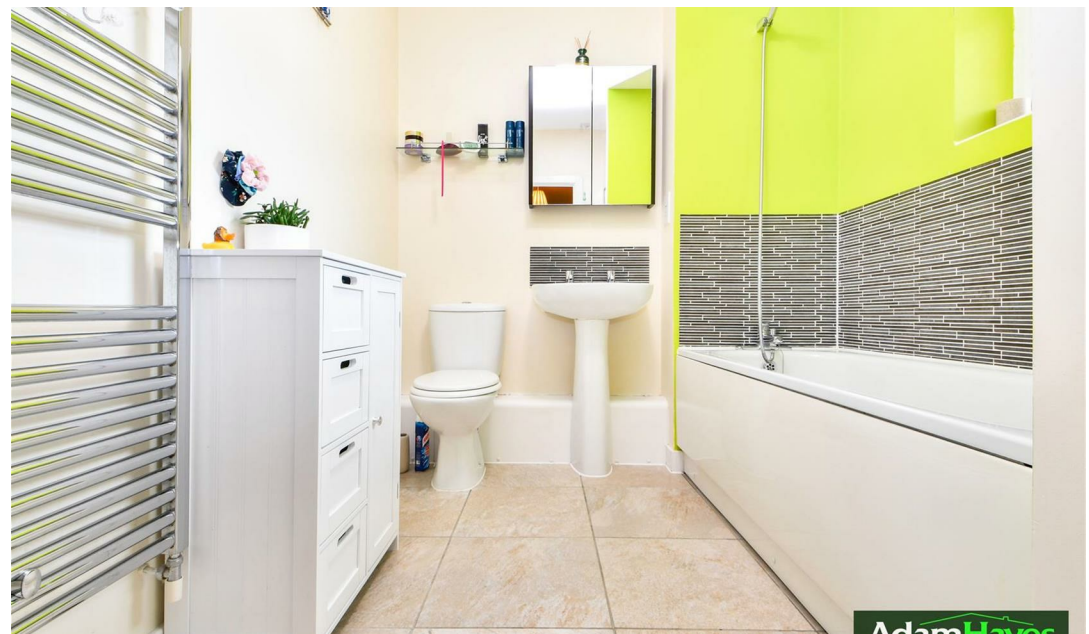
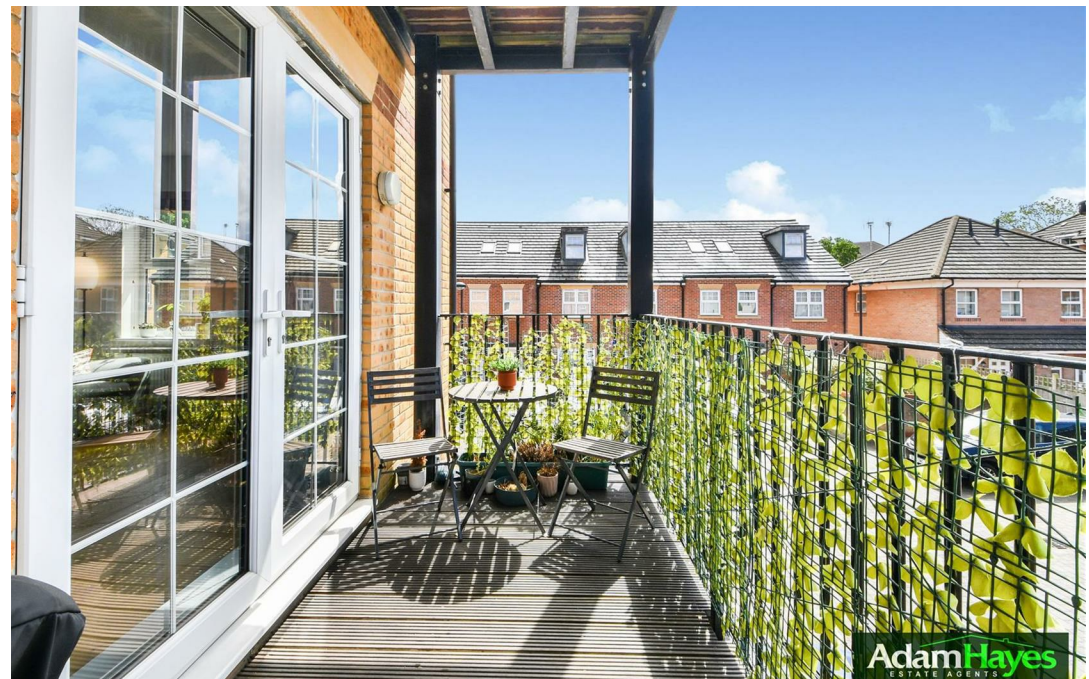






Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

Tel: 0208 883 2621 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

Coppetts Road, Muswell Hill, N10

£425,000

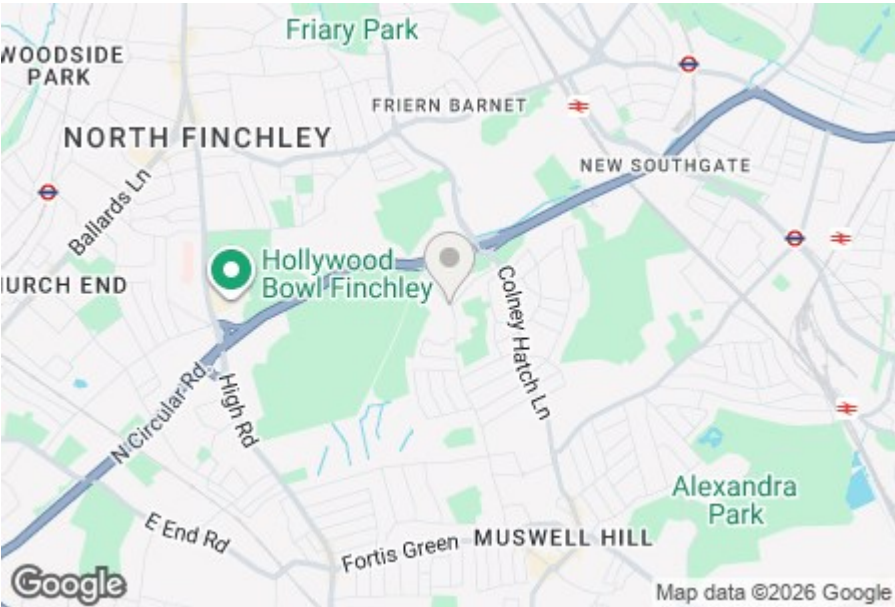
2 Bedrooms 1 Bathrooms 1 Receptions

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



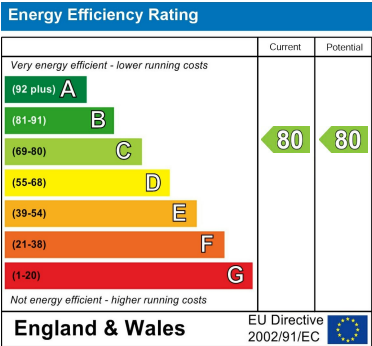
Nearest Stations

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

Property Description

A well presented two bedroom first floor apartment offering modern and well balanced accommodation throughout. The property benefits from a bright open-plan reception room with ample space for dining and entertaining, a fitted kitchen with integrated appliances, two bedrooms, a modern bathroom and a private balcony.

Further advantages include off street parking and a long lease. The property is conveniently located close to popular local schools, Muswell Hill Playing Fields, Halliwick Park and within easy reach of the shops, cafés and restaurants of Muswell Hill Broadway. East Finchley Underground Station and excellent transport links are also nearby. To really appreciate the size, location and condition, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.





## 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.