

Sydney Road, Muswell Hill, N10

£425,000

2 Bedrooms 1 Bathroom 1 Reception









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## Key Features

- Two Bedrooms
- First Floor Maisonette
- Modern Fitted Kitchen
- Loft Room
- Contemporary Three Piece Bathroom
- Private Garden
- Share of Freehold

## Other Information

Tenure: Share of Freehold
Length of Lease: 98 Years
Ground Rent: Nil
Service Charge: Nil
Council Tax Band: C

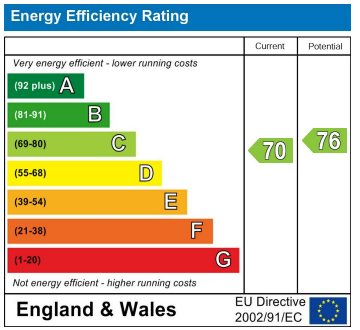



## Nearest Stations

| | |
|---|---|
| New Southgate Station | 0.6 miles |
| Bounds Green Station | 0.8 miles |
| Arnos Grove Station | 0.9 miles |

## Property Description

Situated on this tree lined road and within a short walking distance of Hollickwood Park is this two bedroom first floor maisonette with Share of Freehold. The property is in an immaculate condition and benefits from an approx. 11'6ft reception room, a separate modern fitted kitchen with direct access to the private garden. Other notable features include a modern three-piece bathroom suite, and an inner lobby accessing to the converted loft, now serving as the loft room. The property also boasts charming features such as a fireplace, along with double glazed windows throughout and a low maintenance private garden. This home is ideal for first-time buyers or families seeking a harmonious blend of contemporary living and period charm, all while benefiting from being in the catchment of popular schools and local amenities near Alexandra Place and Bounds Green.

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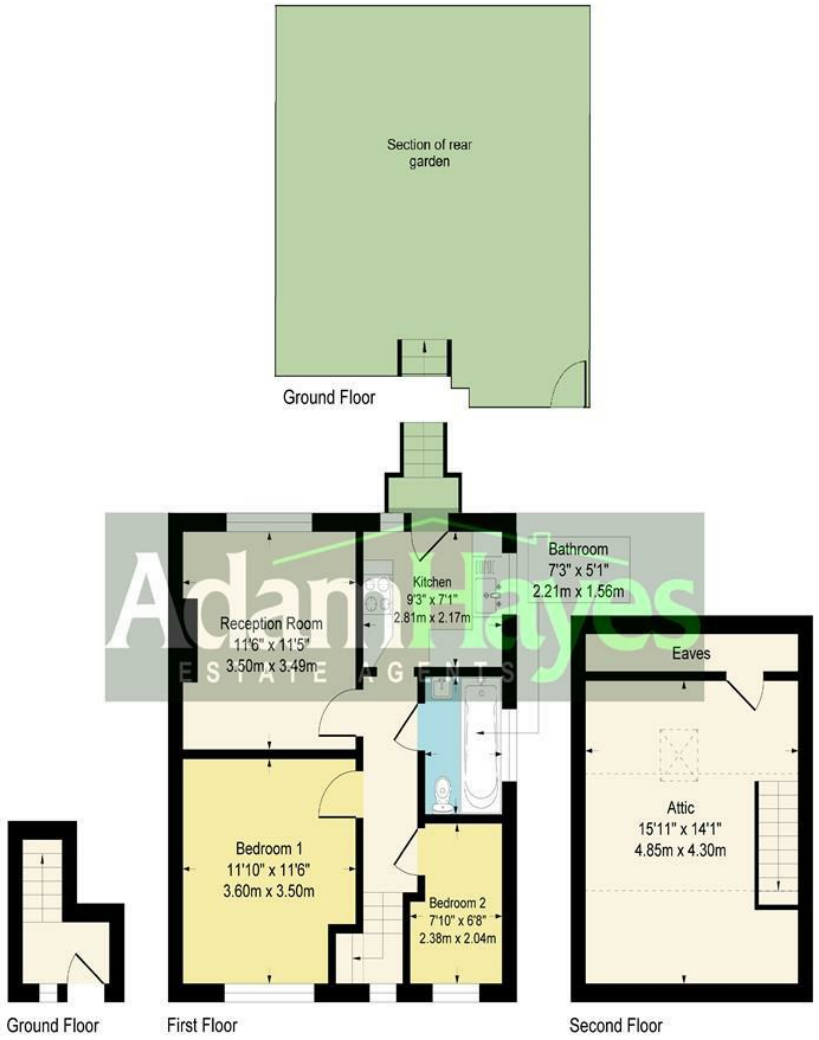
**Approximate Gross Internal Area**
**778 sq ft - 72 sq m**




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.