



# Caroline Close, Muswell Hill

London, N10



*Beyond your expectations*



# 1 bedroom flat close to shops and transport links, EPC:B

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

1 bedroom | Close to Broadway | Excellent transport links via bus to tubes and overground | EPC:B

**Asking Price £375,000 Leasehold**

## Description

Smart and stylishly presented one bedroom flat on the first floor of a well maintained and popular residential development. The useful entrance hall leads into the reception room which good natural light and access to the reception room which is tastefully presented by the present owner. There is a separate, fully fitted kitchen with its own window and aspect to outside. Sitting on the corner of the development, the bathroom also has an exterior window, whilst the double bedroom at the rear has excellent fitted wardrobe space and pleasant views over the communal areas.

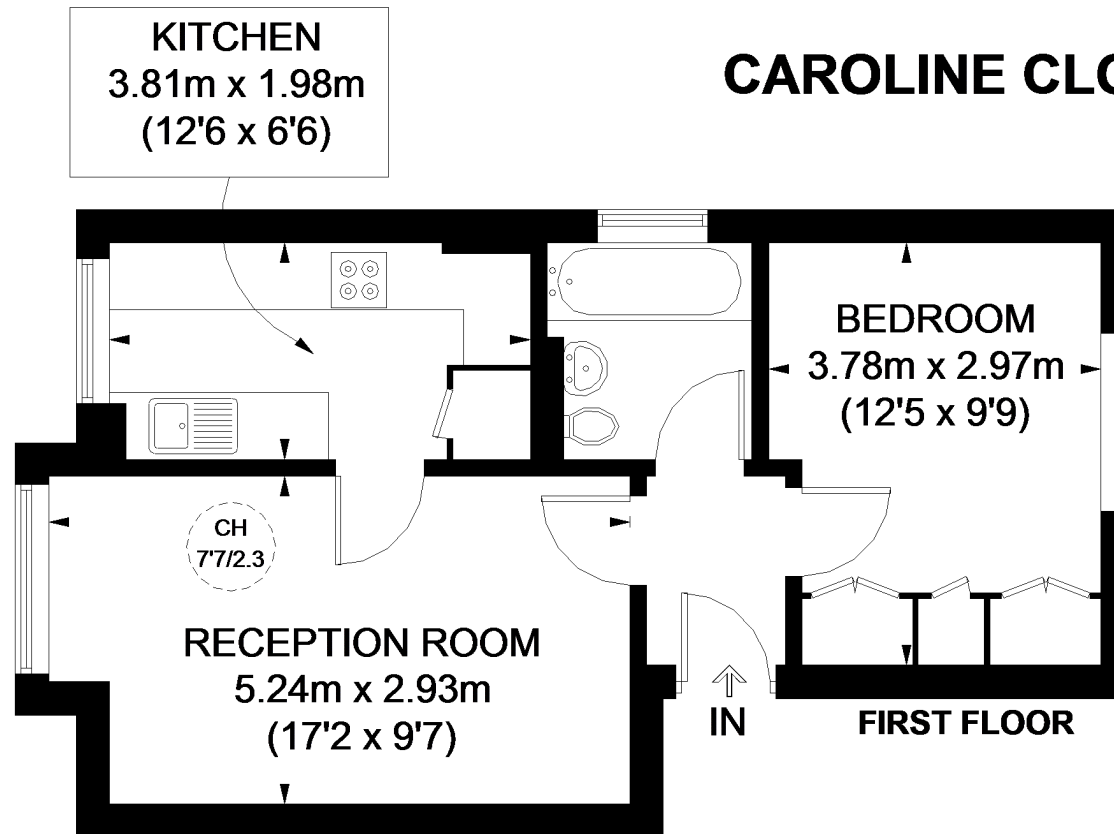
## Location

Caroline Close is a small development of purpose built flats just a hundred meters from Muswell Hill Broadway, with its interesting and ever increasing range of places to eat, shop and drink, and mix of independent and high street retailers. There are excellent bus transport links in close proximity which include bus links from Colney Hatch Lane and Alexandra Park Road to stations at Highgate, Bounds Green and Alexandra Palace.

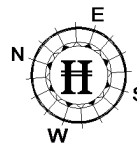


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# CAROLINE CLOSE



 = CEILING HEIGHT  
APPROXIMATE GROSS INTERNAL AREA  
441 SQ. FT. (41 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID244994)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



