



Old Chapel Court, Princes Avenue
Muswell Hill, London, N10



Beyond your expectations

Stylish 1 bedroom ground floor flat with patio: EPC:D

Hamptons International

256 Muswell Hill Broadway, London, N10 3SH
Sales. 020 8883 5997
muswellhill@hamptons-int.com

www.hamptons.co.uk

1 bedroom | Central N10 location | Private patio | 643 sq ft | Close to shops and transport links | EPC:D

Asking Price £500,000 Leasehold

Description

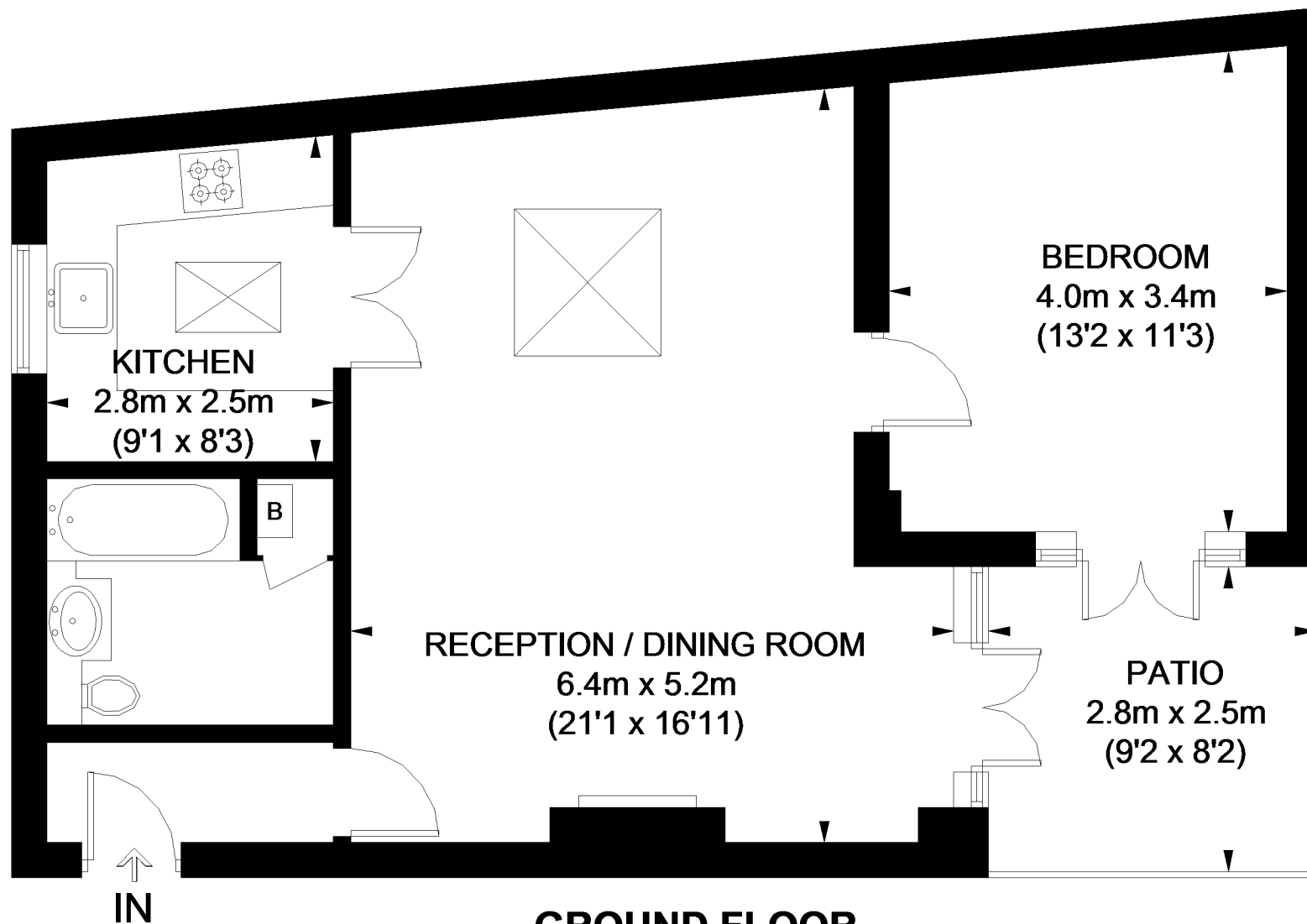
A smart and stylish one bedroom apartment extending to 643 sq ft on the ground floor of a handsome church conversion in central Muswell Hill. The open plan reception and dining room has great natural light from skylights and floor to ceiling doors and windows that lead out to the private patio area. There is a separate fully fitted kitchen which is finished in a wonderful clean and contemporary style including white high gloss units and large American style fridge freezer. The double bedroom has lots of useful storage. There is wooden flooring throughout the principal rooms and tiling in the kitchen and bathroom.

Location

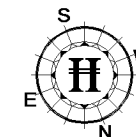
Old Chapel Place, Princes Avenue, is just meters from Muswell Hill Broadway, with its interesting mix of independent and high street retailers and range of places to eat, shop and drink. Numerous bus routes along with links at Highgate and East Finchley tube stations provide swift access into the City and West End. There are open green spaces at Highgate Woods and Alexandra Palace in the vicinity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



OLD CHAPEL COURT



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 643 SQ. FT. (59.7 SQ. M.)



= SKYLIGHT / ROOF WINDOW



= REDUCED HEADROOM BELOW 1.5M / 5'0

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 (ID194808)

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.

