



barnard marcus

Sydney Road, London N10 2RR



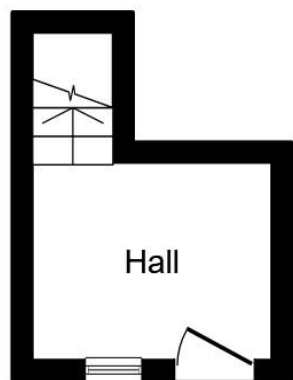
welcome to
Sydney Road, London

A well-presented top floor two bedroom maisonette benefiting from a private entrance, large loft room and attractive rear private garden. The property is presented in good condition throughout.

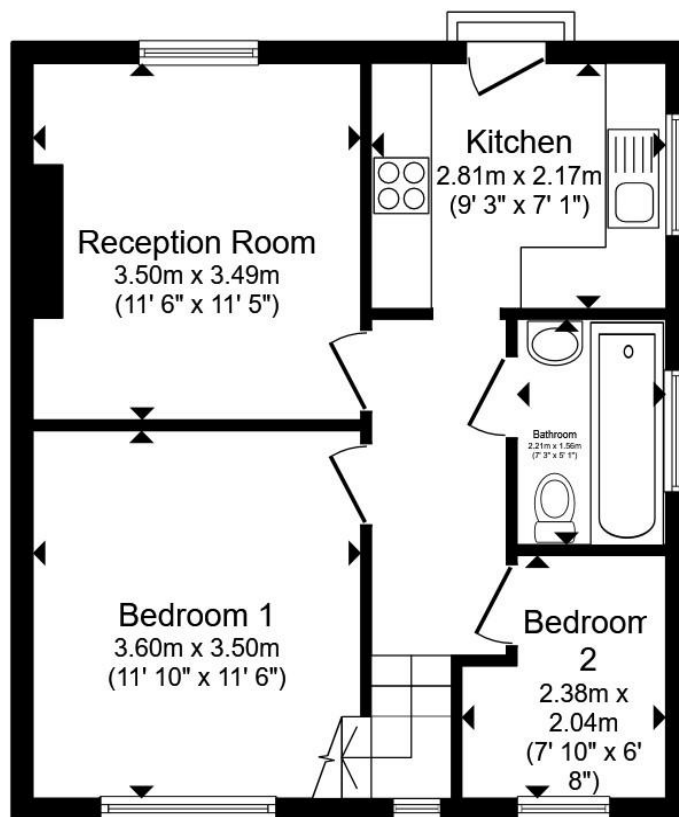
The property comprises of a bright and spacious living room, kitchen with doors leading out to a private garden, two bedrooms, bathroom and further usable loft room.

This well presented home boasts an abundance of bright accommodation and is situated just off of Colney Hatch Lane which is within a short distance of Muswell Hill Broadway's excellent selection of amenities and bus services to Highgate tube station (Northern Line), also close by is the North Circular Road and Tesco Superstore. Within favourable distance of Coldfall primary and Alexandra Park secondary schools.

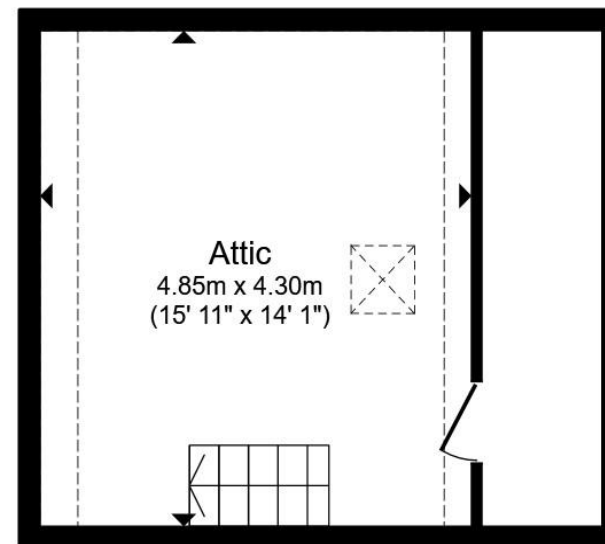




Ground Floor



First Floor



Second Floor

Total floor area 72.3 m² (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Sydney Road, London

- First floor maisonette
- Two bedrooms
- Extra usable loft room
- Private garden
- Private entrance

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1935.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106386



Property Ref:
MUH106386 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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