



MUSWELL HILL, N10
£600,000 FREEHOLD

A UNIQUE AND EXTRAORDINARY, DETACHED
ONE BEDROOM, FREEHOLD BUNGALOW IN A
SECLUDED POSITION ON MUSWELL HILL.

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DESCRIPTION:

Although presented for sale as a one bedroom bungalow, this detached freehold property could be re-formatted to feature two bedrooms and has private gardens to front and rear. The accommodation comprises 811 sq. ft. interior space to include large reception room with conservatory and kitchen/diner.

An early viewing is highly recommended.

LOCATION:

The property is located toward the bottom end of Muswell Hill. It is ideally located for easy access to a variety of amenities including local shops, bus routes into London's City and West End and the grounds of Alexandra Palace.

MATERIAL INFORMATION:

Tenure: Freehold

Council Tax: Haringey Council, **BAND:** C (£1,770.95 FOR 2023/24).

Parking: Residents parking by permit.

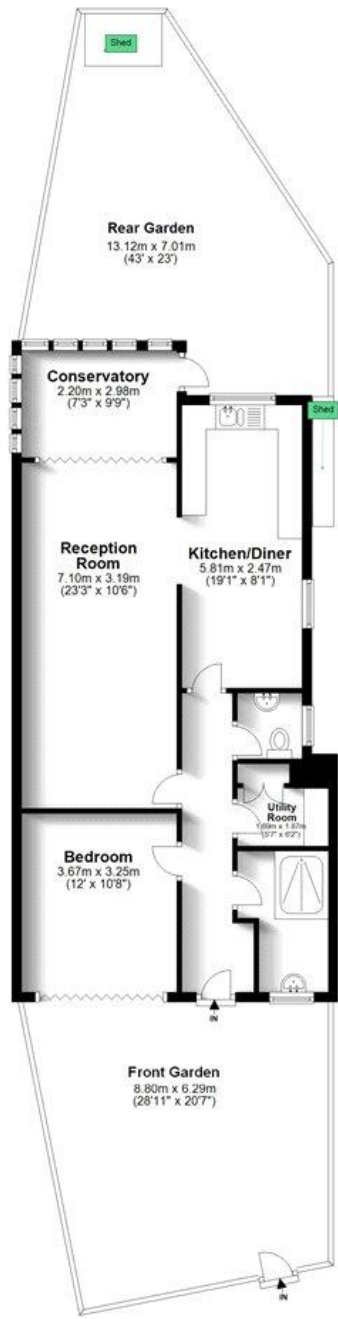
Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage. Superfast Broadband services are available via Openreach, with a good coverage level of 5G data for mobile phones.

Construction Type: Brick (roof material unknown).

Heating: Gas central heating.





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Approx. 75.4 sq. metres (811.7 sq. feet)

Total area: approx. 75.4 sq. metres (811.7 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.
Plan produced using PlanUp.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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