



Dukes Avenue, London, N10 2PS

This charming one bedroom flat which is set into the eaves of a period converted house, located very close to Muswell Hill Broadway and access into Alexandra Palace. This wonderful living space offers a 25ft open plan, split level, kitchen/ living room with Velux windows and just a couple of stairs down to a double bedroom and bathroom. Available 7th September. Unfurnished. Deposit £2300 Council Tax band -C. EPC - E

£2,000 Per Month



23 C Dukes Avenue N10 2PS

Approximate Gross Internal Floor Area : 69.90 sq m / 752.39 sq ft

(Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		51	64
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	