

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.



*trustworthy
faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive transparent*

Quotes taken from independent Google reviews 2006 to 2016

020 8342 9444
www.philipalexander.net

 philipalexander
thinking local



Muswell Road, N10
£2,750 LET AGREED

Flat - Garden

 2  1  2



Muswell Road, N10

£2,750pcm

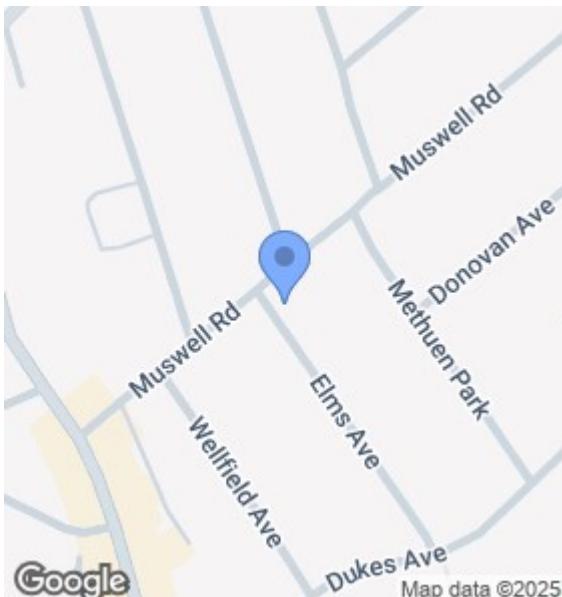
Description

A spacious and bright two bedroom ground floor flat, located in a stunning converted period house. Finished to a high spec, this property comprises an open-plan reception room with integrated kitchen (including dishwasher), storage cupboard, two fully tiled bathrooms and two double bedrooms.

Further benefits include private garden, under floor heating, ample storage, big Velux windows and air conditioning. The property is ideally located a stone's throw from Muswell Hill's array of restaurants, shops, and grocers.

Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



Floorplan



Ground Floor

Floor Area 839 Sq Ft - 77.94 Sq M

For Illustrational Purposes Only - Not To Scale
lpaplus.com

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	81
(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	EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.