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**32 Woodland Rise, Muswell Hill N10**  
**£375,000 FOR SALE**

*Flat*



## 32 Woodland Rise, Muswell Hill N10      £375,000

### Description

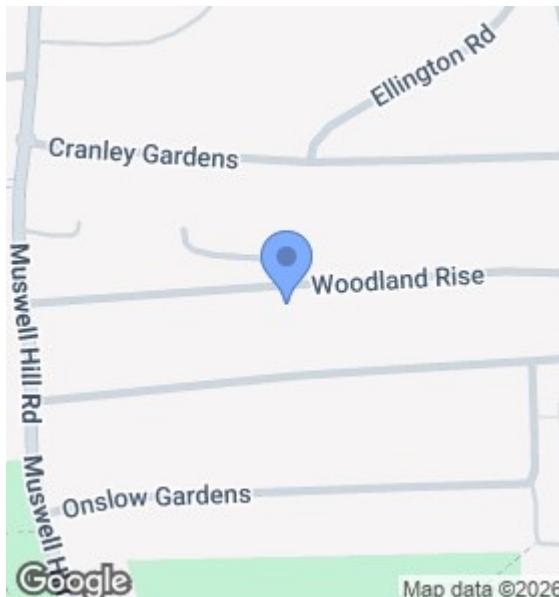
Elegant Raised First Floor Period Conversion – Woodland Rise, Muswell Hill

Occupying the raised first floor of a distinguished period building on leafy Woodland Rise, this beautifully presented one-bedroom conversion offers a perfect blend of Victorian charm and contemporary style.

The bright and spacious accommodation features high ceilings, large sash windows, and tasteful modern finishes, creating a home that's both full of character and ready to move into. Offered with a share of freehold, it provides added security and long-term value.

### Key Features

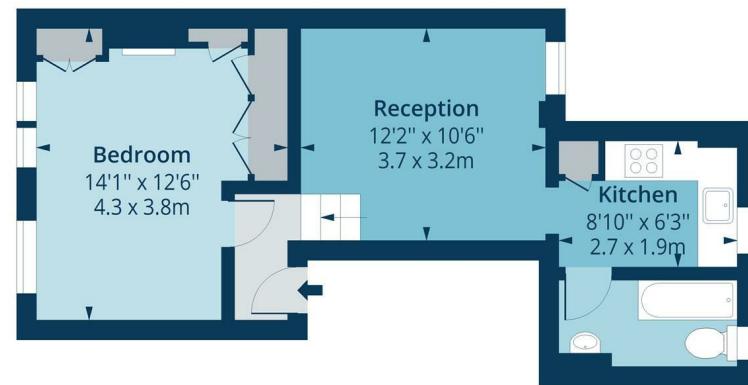
<b>Tenure</b>	Share of Freehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	
<b>Council Tax</b>	



### Floorplan

#### Woodland Rise, N10

Approx. Gross Internal Area 414 Sq Ft - 38.46 Sq M



### First Floor

Floor Area 414 Sq Ft - 38.46 Sq M



Certified  
Property  
Measure  
lpaplus.com

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

### EPC

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		
	75	80
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.