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32 Woodland Rise, N10

£1,750 FOR SALE

Flat - Garden

1 1 1



32 Woodland Rise, N10

£1,750 Per

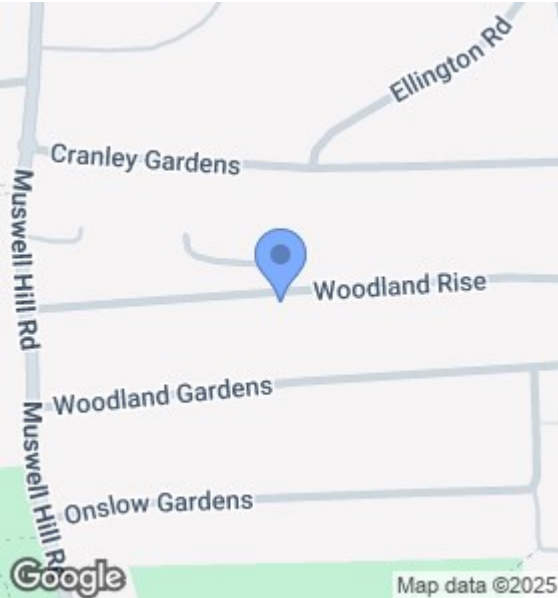
Description

A charming and well-presented one-bedroom ground-floor flat, ideally positioned within easy walking distance of both Highgate Underground Station and Muswell Hill Broadway. Offering generous living space and a delightful private garden, this home combines convenience with comfort.

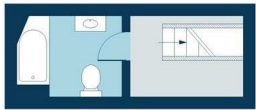
- Spacious separate living room
- Large fully fitted kitchen

Key Features

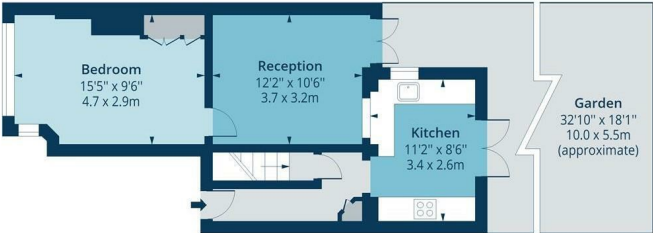
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	C
Council Tax	



Floorplan



Lower Ground Floor
Floor Area 121 Sq Ft - 11.24 Sq M



Ground Floor
Floor Area 475 Sq Ft - 44.13 Sq M



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.

lpaplus.com

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		
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.