



**Colney Hatch Lane, Muswell Hill, N10 1BU**  
**Asking Price £379,999**

**coopers**  
OF LONDON EST. 1986

# Colney Hatch Lane, Muswell Hill, N10

- Two bedroom ground floor flat
- Purpose built development
- Fitted kitchen
- Heating and hot water included in service charge
- Off Muswell Hill Broadway
- Council tax band C
- Allocated parking space
- Chain free

Coopers of London are proud to present two bedroom ground floor flat situated within the popular Dorchester Court development, ideally positioned just moments from the vibrant amenities of Muswell Hill Broadway.

This purpose-built flat offers comfortable and convenient living, benefiting from a fitted kitchen and the added advantage of heating costs included within the service charge — providing excellent value and ease of budgeting for the incoming owner.

The property comprises two good-sized bedrooms, a reception room, bathroom, and fitted kitchen, all arranged on the ground floor for ease of access. The development is well-maintained and set within a quiet residential setting on Colney Hatch Lane.

Muswell Hill Broadway is within easy reach, offering an outstanding array of independent shops, cafes, restaurants, and bars, along with excellent transport links into Central London. Alexandra Palace and its surrounding parkland are also nearby, providing a wonderful green escape.

## Schools

Haringey is notably one of the strongest performing London boroughs for schools, with 100% of secondary schools rated Good or Outstanding by Ofsted — well above the national average of 86%.

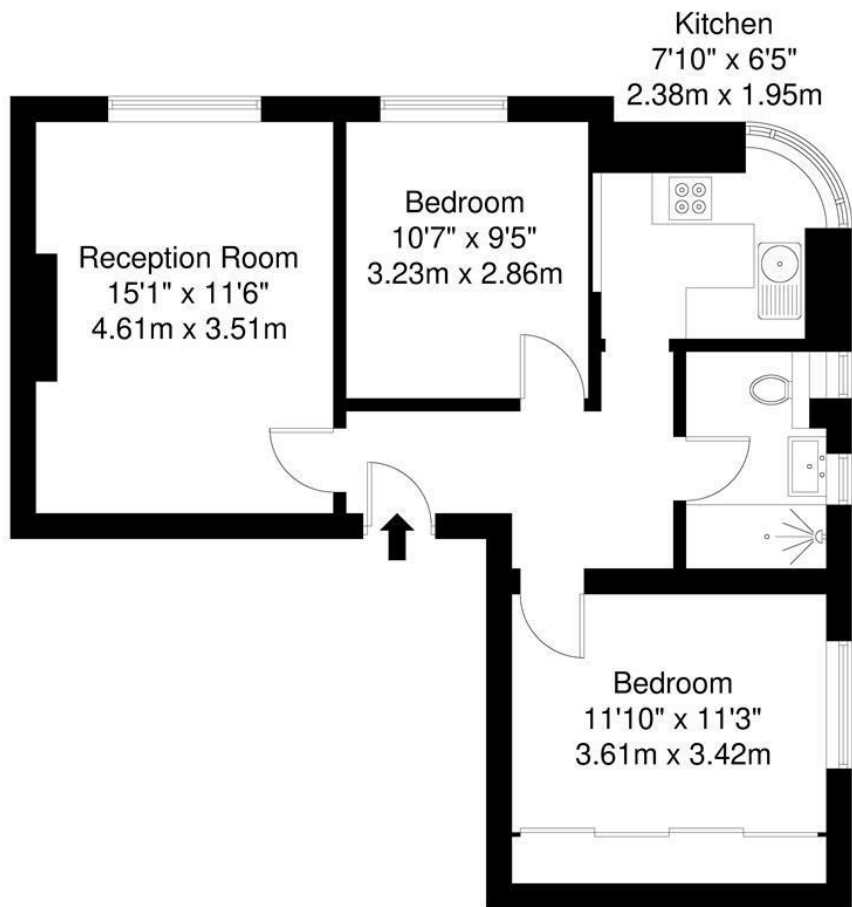
## Key features:

- Two bedrooms
- Ground floor flat
- Purpose built development
- Fitted kitchen
- Heating included in service charge
- Off Muswell Hill Broadway
- Council Tax Band C
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- Chain free

This is an excellent opportunity for buyers — particularly families — seeking a well-located, low-maintenance home in one of North London's most sought-after neighbourhoods.







Dorchester Court, Colney Hatch Lane, N10

Total Gross Internal Area = 57.8 sq m / 622 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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