



Oakwood Crescent, Muswell Hill, N10

Guide Price £385,000

 1 Bedroom  1 Bathroom  1 Reception



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

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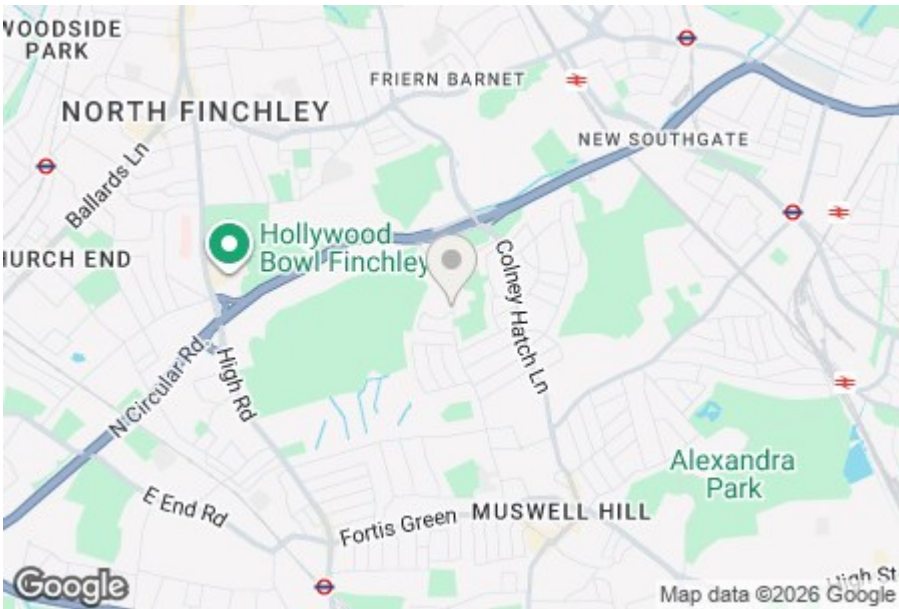
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Key Features

- One Double Bedroom
- First Floor Apartment
- Contemporary Fitted Kitchen
- Private Covered Balcony
- Underfloor Heating
- Underground Parking

Other Information

Tenure: Leasehold
Length of Lease: 119 Years
Ground Rent: £150.00 P/A
Service Charge: £2,637.17 P/A
Council Tax Band: C



Nearest Stations

New Southgate Station 0.9 miles
East Finchley Station 1.1 miles
Arnos Grove Station 1.3 miles

Property Description

Situated in this modern development in Oakwood Crescent and within walking distance to Halliwick Recreation Ground is this charming one bedroom first floor apartment. The property is presented beautifully throughout and benefits from an approx. 29ft reception room with an open plan kitchen complete with integrated appliances, and access to a private covered balcony. Other notable features include fitted wardrobes in the bedroom, underfloor heating throughout, a modern tiled bathroom and ample storage.

Externally, the property benefits from lift access, underground parking for one car and an excellent location close to the shops, cafés, restaurants and amenities of Muswell Hill Broadway. Excellent transport links and Alexandra Park are also nearby. An internal viewing is highly recommended via the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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		

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Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.