

## **Hampden Court, Muswell Hill, N10**

*This modernised two bedroom 1st floor flat is situated just off Colney Hatch Lane (entrance from **Crown Road**); is conveniently located to local bus routes that connect to **Muswell Hill Broadway and Highgate and it's Tube station**. The accommodation includes a recently installed kitchen, modern shower/ WC, double glazing and a long lease with a **Share-of-Freehold**.*



**Price - £369,950 - Leasehold**  
*(with a Share -of- Freehold)*

\* **LOUNGE 12'9 x 9'10**

\* **FITTED KITCHEN 9'4 x 8'1**

\* **MODERN SHOWER**

\* **HARDWOOD FLOORING**

\* **CONVENIENT LOCATION**

\* **BEDROOM 1 12'4 x 9'10**

\* **BEDROOM 2 10'3 x 8'9**

\* **DOUBLE GLAZING**

\* **ELECTRIC HEATING**

\* **RESIDENTS PARKING**

**Hampden Court, Hampden Road, N10 2HN**

**THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :**

***Stairs to first floor landing and own front door to:-***

**ENTRANCE HALLWAY** L-shaped, "Herringbone" woodblock flooring, wall mounted "Acova" electric radiator, built-in airing cupboard housing pressured hot water cylinder with immersion.

**LOUNGE 12'9 X 9'10** Spacious reception with UPVC double glazed windows, "Herringbone" woodblock flooring, "Acova" electric radiator, TV point.

**BEDROOM 1 12'4 X 9'10** Quiet rear aspect with UPVC double glazing windows overlooking parking area, "Acova" electric radiator, "Herringbone" woodblock flooring.

**BEDROOM 2 10'3 X 8'9** "Herringbone" woodblock flooring, radiator, UPVC double glazed window overlooking parking area, floor-to-ceiling fitted wardrobes with mirror fronted sliding doors .

**MODERN KITCHEN 9'6 X 8'1** Modern appliance fitted kitchen incorporating; inset halogen hob and stainless steel fitted hood above, built-in "Neff" electric oven, small dishwasher, inset one and a half bowl sink unit with mono-block mixer tap; fridge/freezer, tiled flooring, UPVC double glazed window.

**SHOWER CUBICLE** Natural stone clad walls throughout, large 120 cm x 80 cm shower cubicle with sliding doors and thermostatic mixer shower with further square drench, frosted UPVC double glazed window, extractor fan, vanity unit with mixer tap, wall hang mirror fronted medicine cabinet.

**EXTERIOR** Communal front gardens and parking to rear.

**To date we await verification but are informed by the vendor that:**

The length of the lease was ..... years with an unexpired term of ..... years.

The Ground rent currently is .....

and the maintenance last year was £.....

***Should you proceed to purchase please confer with your solicitors.***

***Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)***

***The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.***

***NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.***



**VIEWING STRICTLY BY APPOINTMENT THROUGH:  
BROOMFIELD ESTATES  
22 ALDERMANS HILL  
LONDON N13 4PN**



**OPENING TIMES: MONDAY-FRIDAY 9.00AM - 6.00PM    SATURDAY 9.30AM – 1.00PM**