



Sydney Road, N10

£295,000

Leasehold

Castles



## Sydney Road, N10

Set on the popular Sydney Road off Colney Hatch Lane is this attractive one-bedroom, ground-floor apartment with private front and rear gardens. Situated in a small stylish block and within approximately half a mile of the iconic Muswell Hill Broadway with its array of eateries and independent retailers.

Further comprising open-planned kitchen/reception and shower room. Sydney Road will be sold on a chain free basis.

Transport is provided by a multitude of local routes and nearby Bounds Green, East Finchley and New Southgate stations coupled with easy access to the A1 and A406 (North Circular).

*Lease: 114 years*

*Current Service/Maintenance Charge:*

*£1,650.00 per annum*

*Ground Rent: £300.00 per annum*

*Local Authority: Barnet*

*Council Tax band: B*

*EPC Rating: C*

*Current: 69/C Potential: 76/C*

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**020 8348 5515**

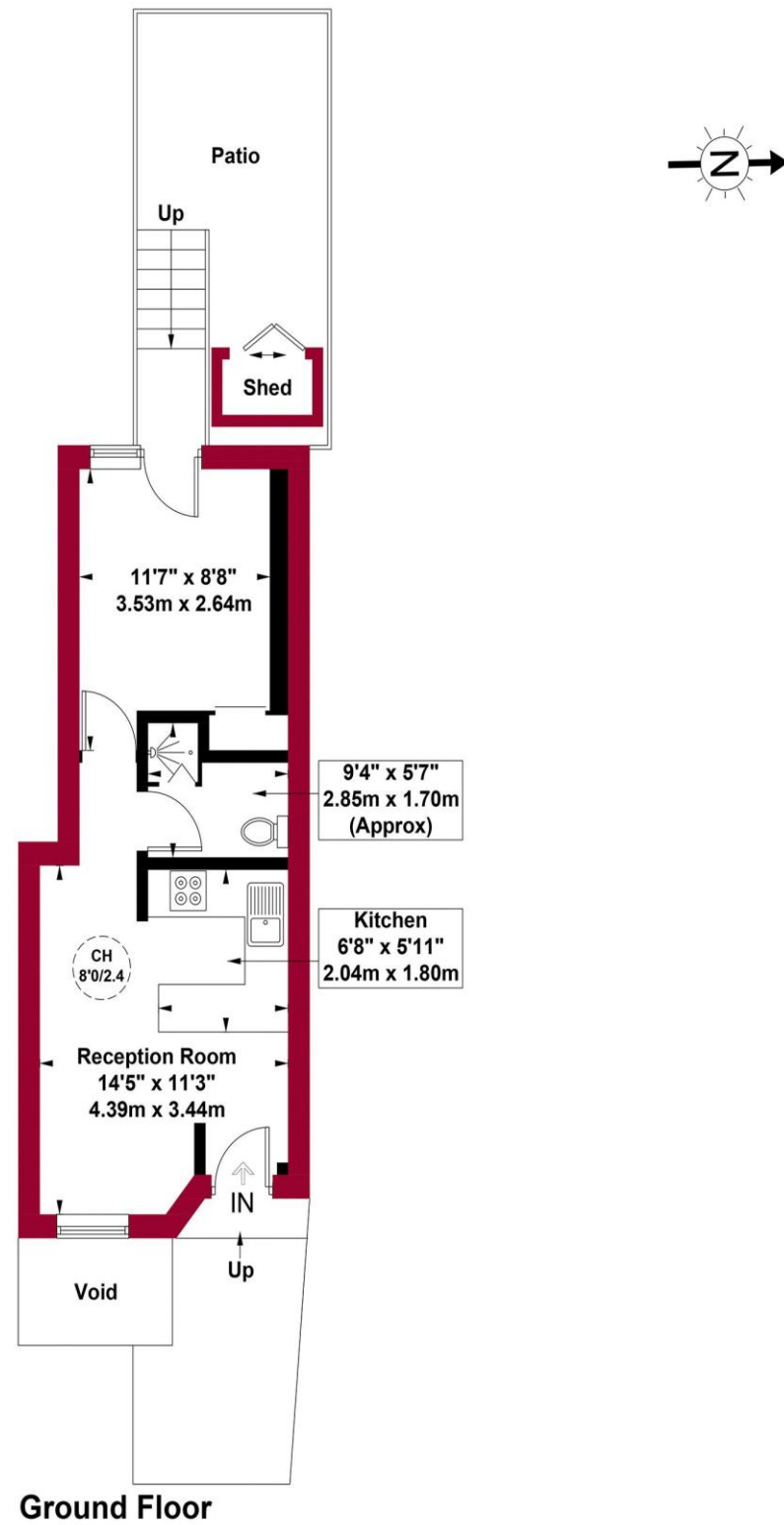
**[crouchend@castles.london](mailto:crouchend@castles.london)**



# Sydney Road, N10

Approximate Gross Internal Area = 324 sq ft / 30.1 sq m

Shed = 10 sq ft / 0.9 sq m



## An Overview of Muswell Hill

### MUSWELL HILL

Close to Alexandra Park and Highgate Woods, with something of a village atmosphere, Muswell Hill has developed from the staid suburb it was in the 1950s to become fashionable with a host of trendy bars, restaurants, coffee shops and delicatessens. Muswell Hill Broadway and Fortis Green Road, the main shopping streets, still maintain their Edwardian splendour with many of the original facades preserved and 3 churches (one now converted into a bar) adding to the streetscape. Some parts have spectacular views over London, and the area is home to a large number of actors, journalists and other media people. House prices remain high partly due to the quality of the local schools and this is also reflected in the influx of upmarket shop brands like Space.NK, Maison Blanc and Whistles.

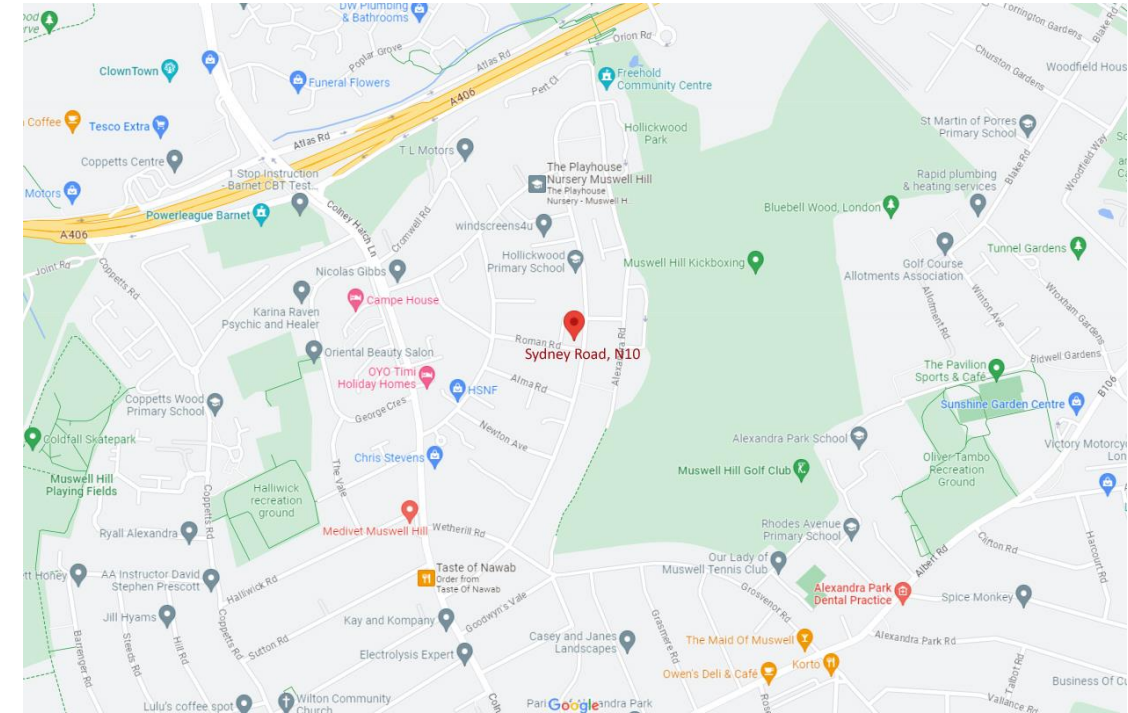
The name Muswell is believed to stem from a natural spring or well (the "Mossy Well"), which was said to have miraculous properties

### TRANSPORT

Direct routes both to the City and the West End (24-hours a day). The nearest underground stations are Highgate, Bounds Green, Finsbury Park or East Finchley, all of which have convenient bus links from Muswell Hill. There are also mainline train services (the Great Northern Electrics runs into King's Cross and Moorgate from Alexandra Palace and Hornsey).

### SHOPPING AND LEISURE

It was not until the 19th century that Muswell Hill saw significant change from a collection of country houses to the London suburb we see today. The development was accelerated by the opening of a branchline railway with connecting services to Finsbury Park and Kings Cross Stations. However, most development occurred in the early 20th century when the elegant Edwardian retail parades were constructed and the current street pattern set out. The centre included a music hall (subsequently demolished and redeveloped as a supermarket) and several churches for various denominations. The 1930s saw the construction of an art deco Odeon cinema, another cinema at the top of Muswell Hill, the Ritz, was redeveloped as offices.



12 Topsfield Parade, Crouch End  
London N8 8PR  
020 8348 5515  
crouchend@castles.london  
www.castles.london

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

