



**Princes Avenue, N10**

£650,000

Share of Freehold

**Castles**



## Princes Avenue, N10

Set on an idyllic residential turning just off the vibrant Muswell Hill Broadway with its array of retailer and eateries is this attractive two-bedroom, garden conversion. Occupying a position on the ground floor of this impressive period residence and accessed via own front door.

Further comprising separate kitchen, bathroom and reception room leading onto generous private rear garden.

Transport is provided by a number of local bus routes and with easy reach of the A406 North Circular.

*Lease: 990 years*

*Current Service/Maintenance Charge:*

*£2,160 per annum*

*Ground Rent: 0*

*Local Authority: Haringey*

*Council Tax band: D*

*EPC Rating: C*

*Current: 69/C Potential: 77/C*

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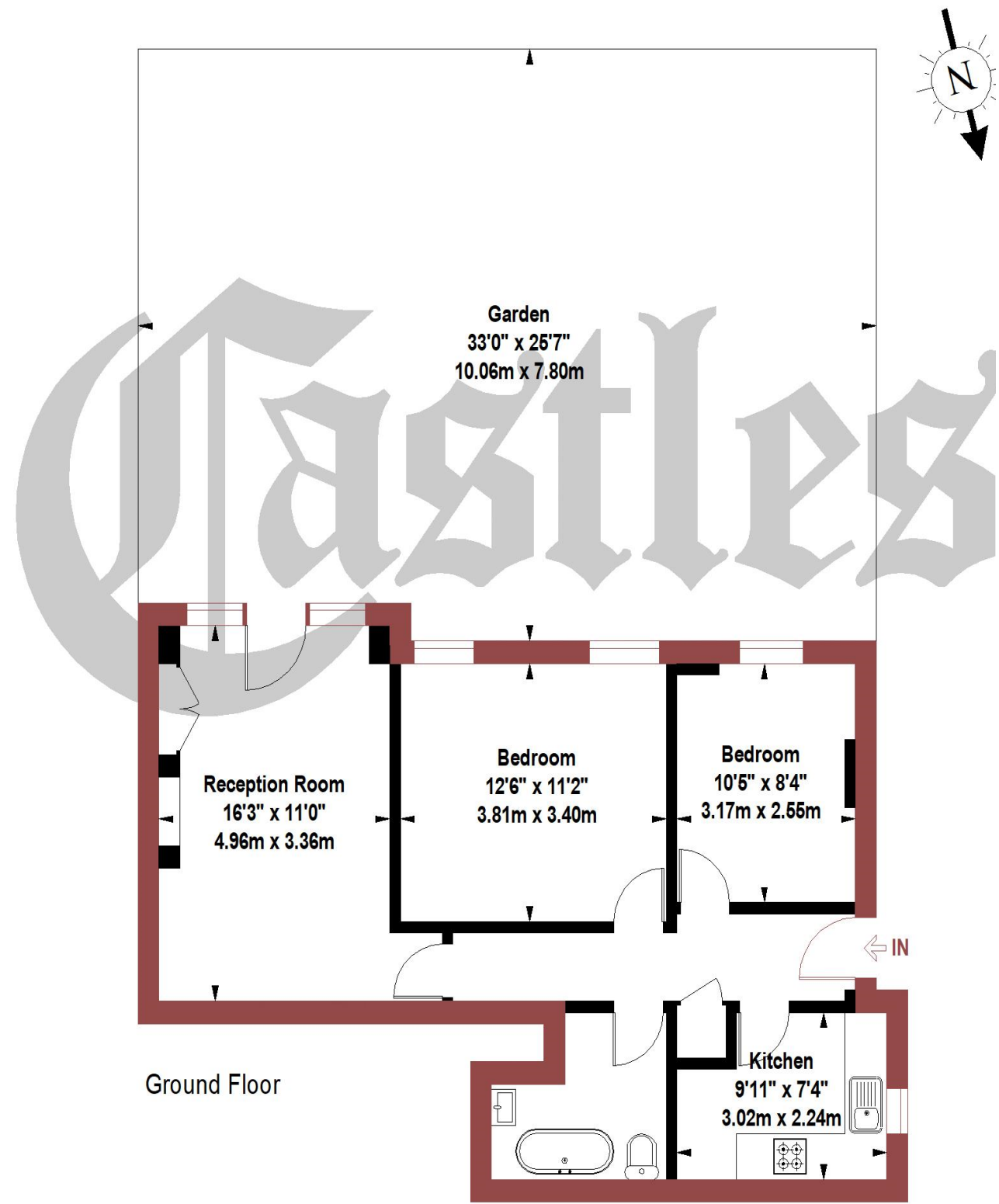
# Castles

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Approx. Gross Internal Area = 57.97 sq m / 624 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

### 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.

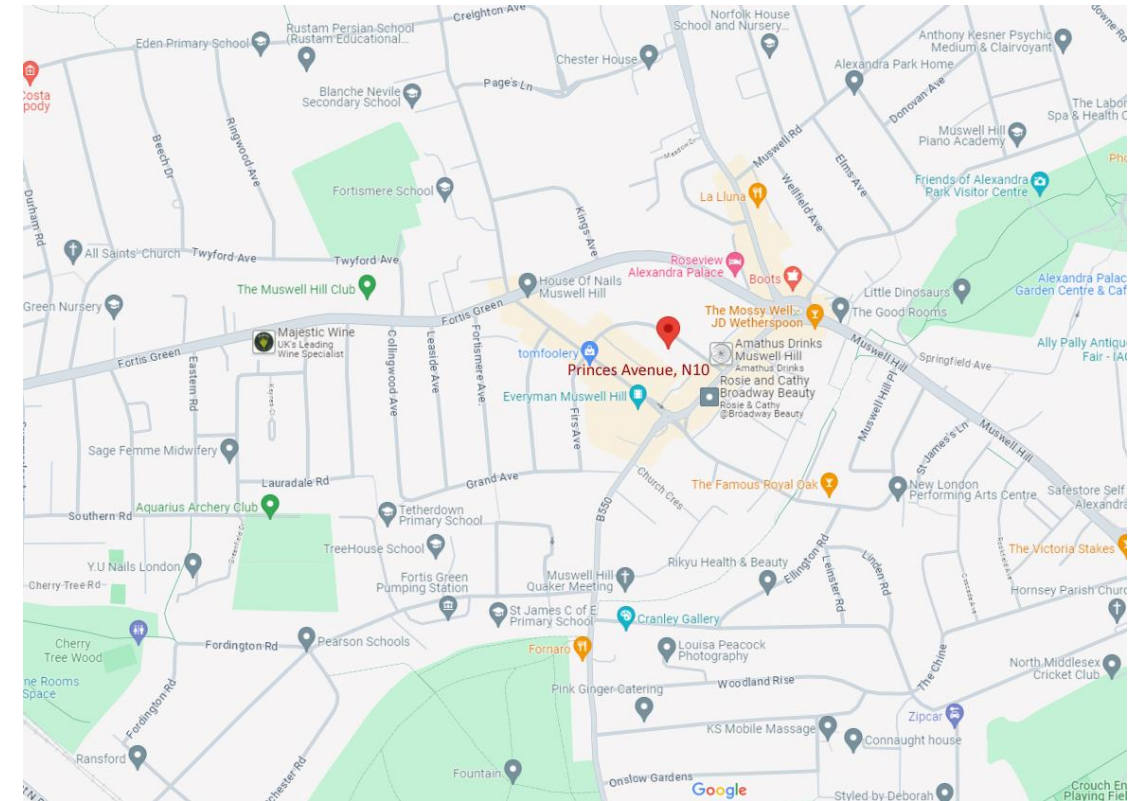
The name Muswell is believed to stem from a natural spring or well (the "Mossy Well"), which was said to have miraculous properties

#### 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.



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