



**Buckingham Lodge, Muswell Hill, N10**

£350,000

Share of Freehold





## Buckingham Lodge, Muswell Hill, N10

Positioned on the top floor of this attractive, purpose-built block is this light and spacious one-bedroom apartment. Ideally located at the foot of Alexandra Palace and Muswell Hill and equidistant to Crouch End and Muswell Hill Broadway's with their variety of eateries and independent retailers.

Further comprising separate kitchen, reception and bathroom and offering communal front gardens with the green open spaces of Alexandra Park within a stone's throw.

The property requires modernisation and will be sold on a chain free basis.

*Local Authority: Haringey  
Council Tax band: C*

*Current: 39/E Potential: 77/C*

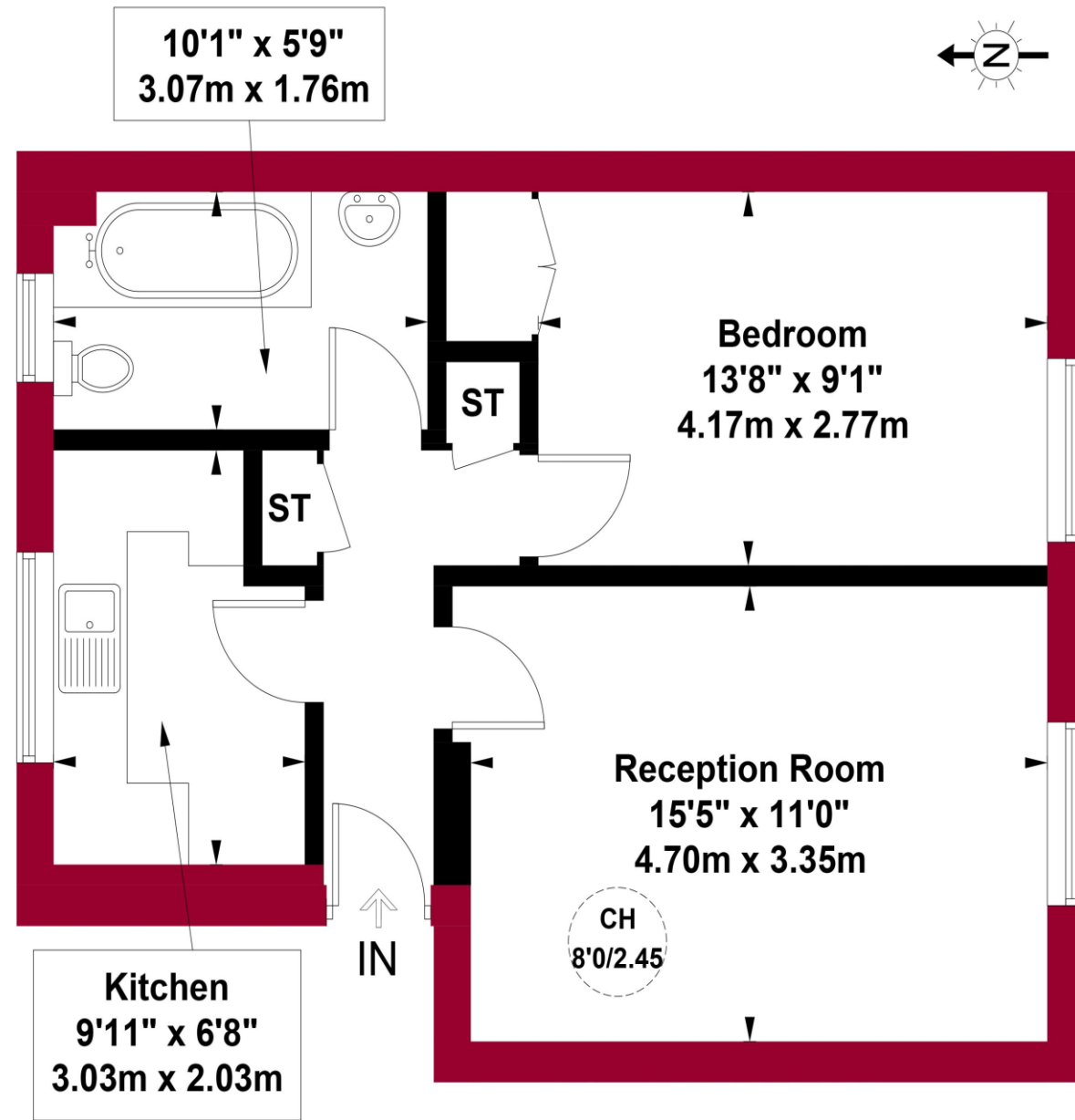
**£350,000**      **Share of Freehold**

# Castles

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**Buckingham Lodge, N10** Approximate Gross Internal Area = 504 sq ft / 46.8 sq m



**Second Floor**  
**Gross Internal**  
**Floor Area 504 sq ft / 46.8 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.

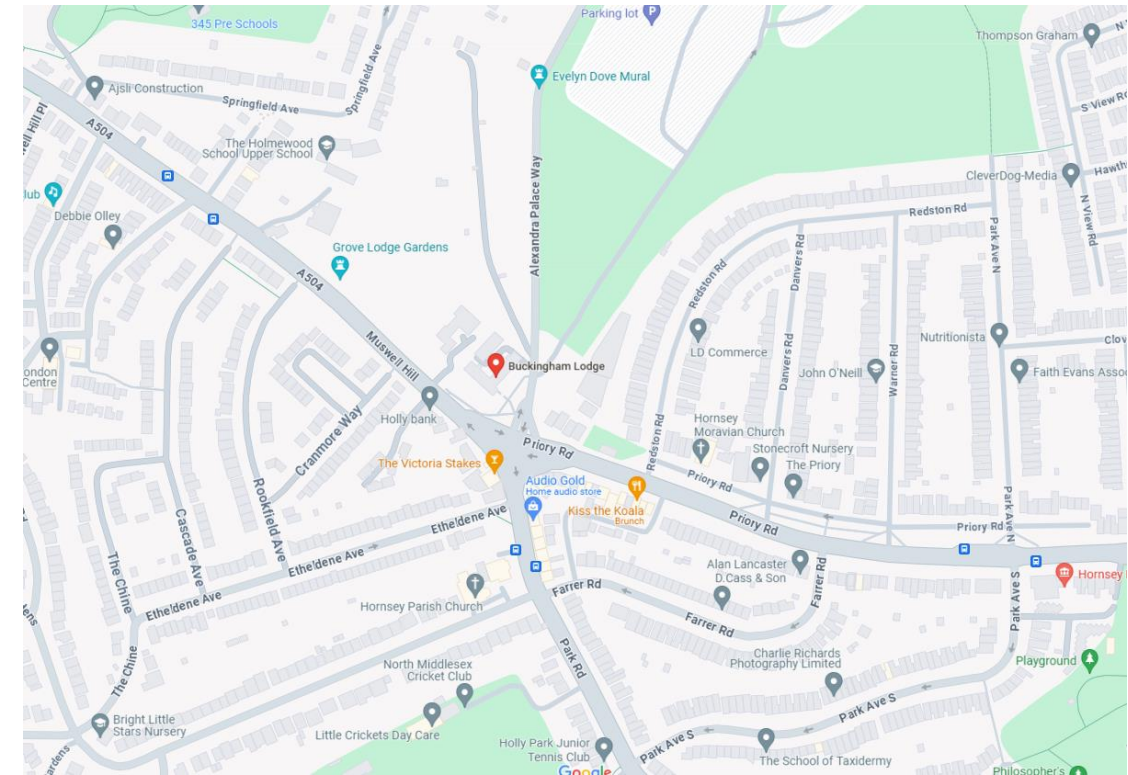
The name Muswell is believed to stem from a natural spring or well (the "Mossy Well"), which was said to have miraculous properties

**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.



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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.

