



Pembroke Road, London, N10 2JD

welcome to

Pembroke Road, London

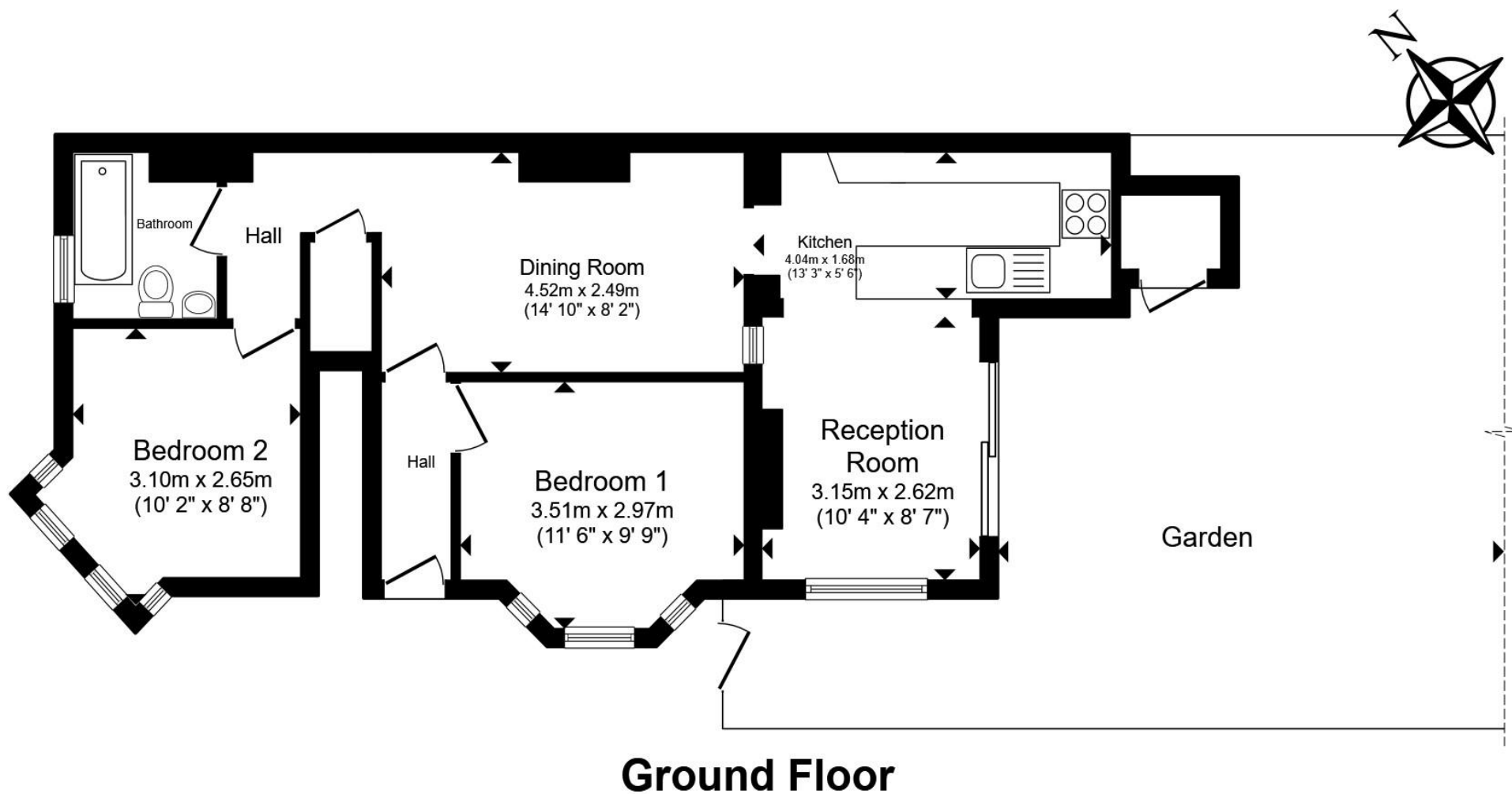
Available with no onward chain, this delightful apartment with private entrance benefits from two good receptions, an open plan modern kitchen, two double bedrooms and direct access to a well-proportioned private garden with side access.

Occupying the ground floor of an attractive period house, conveniently located in a quiet street, the flat is about ½ mile to the north of Muswell Hill Broadway, with its extensive range of shops, cafes and restaurants. Transport links are good, with the A406 North Circular Road being close by, as are a number of excellent bus routes providing access to Muswell Hill, Highgate and East Finchley.

The property is a favourable distance from excellent primary and secondary schools including Hollickwood Primary School, Rhodes Avenue Primary School, Alexandra Park Secondary school and Fortismere.

Agent's Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the purchase does not go ahead.





Total floor area 53.3 m² (574 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Two Receptions
- Two Double Bedrooms
- Well-Fitted Open-Plan Kitchen
- Attractive Garden
- Chain Free

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Contribution to Building Insurance: £550.00

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUH106410 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



barnardmarcus.co.uk