



1 bed apartment to buy in N10

Cambridge Gardens, London, London,
N10 2LN

£240,000 Starting Bid

 x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ 1 Bed
- ✓ Off-street parking
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000

Located in the sought-after prime area of Barnet, this bright and spacious 1-bedroom ground-floor flat offers excellent value in a highly desirable location. It is steps away from Muswell Hill Broadway, with a fantastic selection of cafes, shops, restaurants and parks right on your doorstep.

Ideal for first-time buyers or investors, the property benefits from garden access perfect for relaxation or alfresco dining, plus off-street parking.

Accommodation

- Reception Room: 15'6" x 9'6" – generous space with dining area, double-glazed window and laminate flooring
- Kitchen: 10' x 6" – fully fitted with units, 4-ring gas hob, oven and space for fridge/freezer & washing machine
- Bedroom: 12'6" x 9'6" – large double room with double-glazed windows
- Bathroom: 6' x 5'6" – modern white suite with panelled bath, shower attachment and heated towel rail
- Garden access
- Off-street parking

Location & Transport

- Prime location: Steps from Muswell Hill Broadway with easy access to all local amenities
- Tube: Bounds Green Station (Piccadilly Line) – 15–20 minute walk, direct links to Central London
- Buses: Regular services to Wood Green, Highgate and Barnet

- Road: Easy access to A1, A406 and North Circular Road

Key Details

- Council Tax Band: C
- Energy Rating: C (valid until May 2036)
- Total Area: 403 sq ft / 37.45 sq m
- Tenure type: Leasehold
- Length of Lease: 56 years (99 years from 24 June 1983)
- Sale Method: Online auction via Secure Sale
- Legal Documents: the title deeds, and EPC are available to view.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 56

Annual Ground Rent Amount: £140.00

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £240,000

Property Type: Apartment

Parking: On Street

Year built: 1983

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

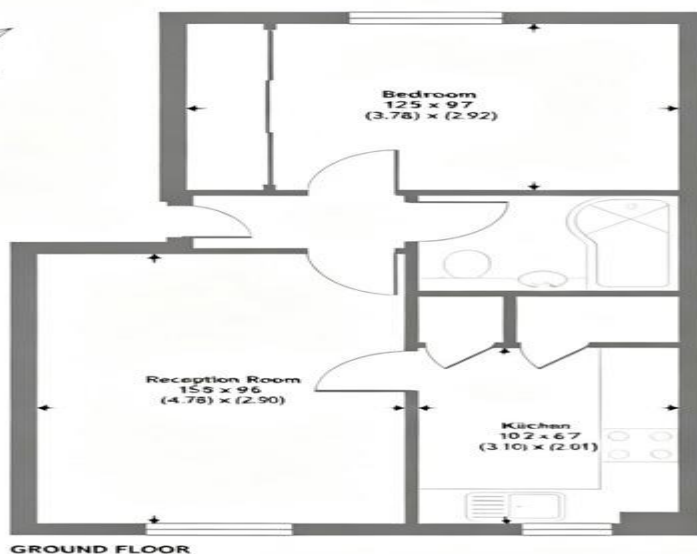
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency

This graph provides an indication of the energy efficiency of the property. The energy efficiency of the property is measured on a scale from 1 to 100, where 100 is the most energy efficient. The energy efficiency of the property is measured on a scale from 1 to 100, where 100 is the most energy efficient. The energy efficiency of the property is measured on a scale from 1 to 100, where 100 is the most energy efficient.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cambridge Gardens, London, London, N10 2LN

Contact your local branch today for more information on this property:

Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>

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