



OAKHILL



FOR SALE  
£1,850,000  
SUBJECT TO CONTRACT

# Kings Avenue

## KEY FEATURES

- Four Bedrooms
- Four Bathrooms
- Private Entrance
- Cinema Room
- Utility Room
- Landscaped Rear Gardens
- Stunning Location

## MUSWELL HILL LONDON N10 1PA

A truly special four bedroom, four bathroom garden maisonette with a landscaped rear garden and your own private entrance, located on one of the area's sought after Royal Roads. This wonderful home which offers in excess of 2200 sq ft of well-proportioned accommodation featuring a 42ft open plan kitchen / dining / reception room with access to the garden. Further benefits include four good sized bedrooms, with the principal including an en-suite bathroom. This property has been finished to a high specification throughout with Oak floors, Porcelain tiles and a bespoke kitchen and utility room. There is a video intercom door entry system and CCTV cameras.

Kings Avenue is located within the catchment area of Fortismere secondary school and outstanding primary schools. With good bus connections into central London, and Highgate/East Finchley stations within 0.8 miles, the flat is also in close proximity to the Broadway and popular green spaces such as Coldfall, Highgate, Alexandra Park, and Queens Woods.



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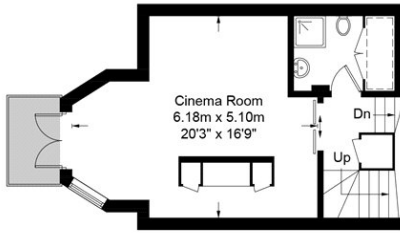
OAKHILL



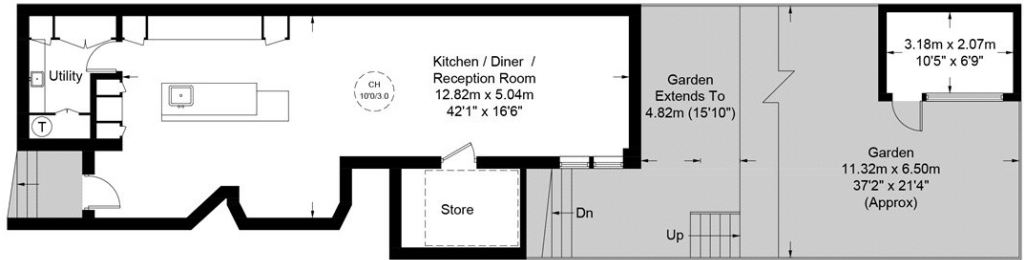


# 11A Kings Avenue, N10

Approximate Gross Internal Area = 2255 sq ft / 209.5 sq m  
Outbuilding = 71 sq ft / 6.6 sq m  
Total = 2326 sq ft / 216.1 sq m

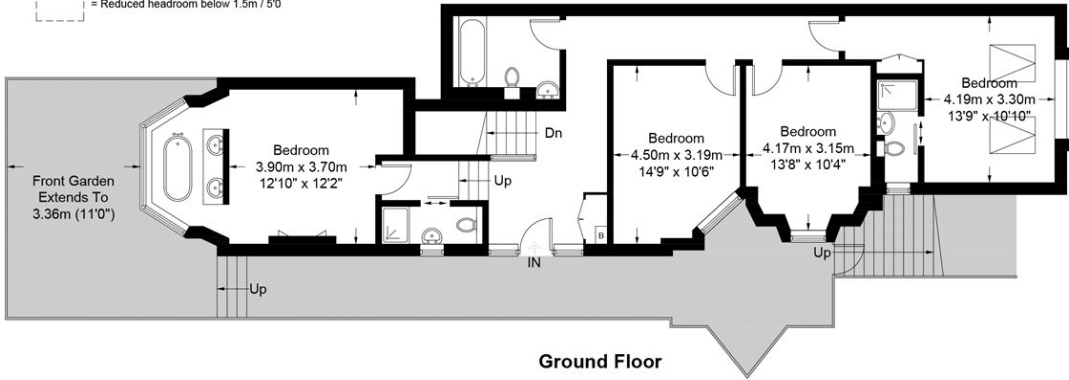


First Floor



Lower Ground Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID662599)

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*