



## 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

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## 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

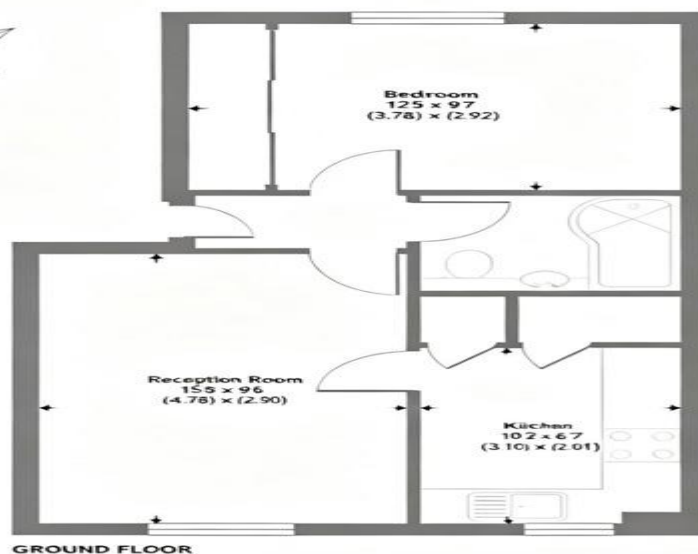
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



This plan provides an indication of the energy efficiency of the property. It is not a guarantee of energy efficiency. The energy efficiency of the property is determined by the Energy Performance Certificate (EPC) issued by the Local Authority. The EPC is valid for 10 years. The energy efficiency of the property is determined by the Energy Performance Certificate (EPC) issued by the Local Authority. The EPC is valid for 10 years.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 73      | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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:

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