



Gilson Place, Coppetts Road, London N10 1BF

welcome to

Gilson Place, Coppetts Road London

Conveniently positioned just south of the North Circular (A406) and within easy reach of Muswell Hill Broadway, this stylish chain-free home offers spacious open-plan living ideally suited to modern lifestyles. Well-presented throughout, it combines contemporary comfort with practical everyday convenience, making it an excellent choice for first-time buyers, professionals, downsizers or investors alike.

Muswell Hill Broadway is within a pleasant 15-20 minute walk and offers an excellent selection of shops, eateries and everyday amenities. The property is also well served by public transport, with access to East Finchley and Highgate Underground stations (Northern Line), as well as Bounds Green station (Piccadilly Line). A variety of bus routes provide connections to Whetstone, Finsbury Park, Brent Cross, the City and surrounding areas.

For leisure and recreation, residents can enjoy the nearby Muswell Hill Playing Fields, the ancient woodland of Coldfall Wood and Muswell Hill Golf Club, all within easy walking distance. The wide-open green spaces of Alexandra Park, with its iconic panoramic views across London, are also close by, offering an ideal escape from city life.

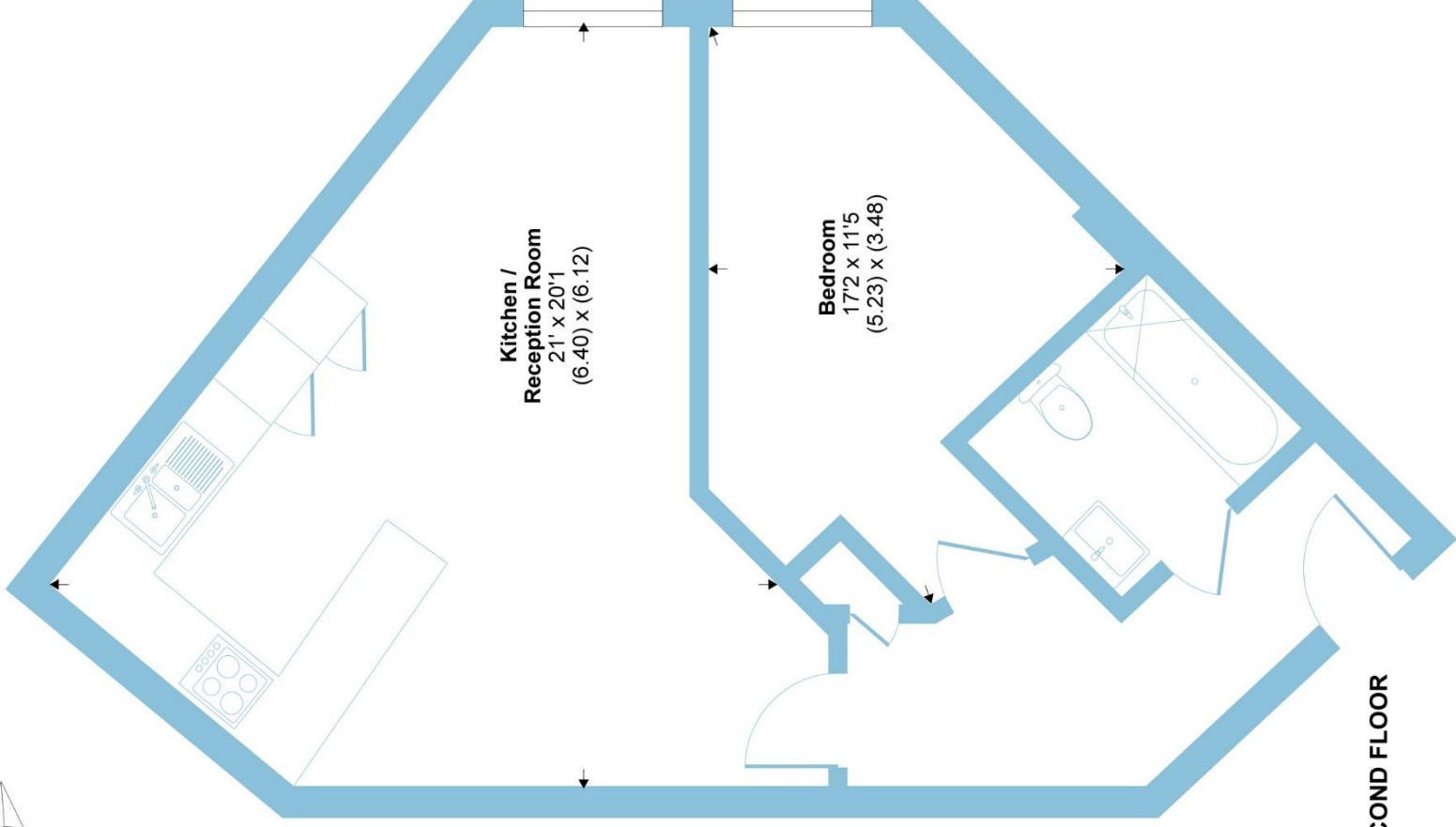
Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded.



Coppetts Road, London, N10

Approximate Area = 515 sq ft / 48 sq m

For identification only - Not to scale



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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Gilson Place, Coppetts Road London

- Reception with Open Plan Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking
- Chain Free

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £1,732.23

Ground Rent: £250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106103



Property Ref:
MUH106103 - 0003

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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