



MiHomes



84

— CAMBRIDGE GARDENS —

Two-bedroom apartment. Offering a perfect blend of style, space, and practicality.

Two bedroom property. Guide price £375,000

Situated within a well-maintained development, we are proud to present this well appointed two-bedroom, first floor apartment



Immaculate throughout, the flat spans approximately 559 sq ft and benefits from a well-considered layout that maximises both natural light and functionality.

At the heart of the home is a spacious reception and dining room, ideal for entertaining or relaxing in comfort. The room benefit from good lighting and just off the living area is a separate modern kitchen, thoughtfully designed with ample storage and workspace, making it perfect for both everyday use and hosting.

The principal bedroom is generously proportioned, with room for a full suite of furniture, while the second bedroom offers flexibility as a guest room, home office or nursery.

A contemporary bathroom and a welcoming entrance hallway complete the internal accommodation. Further benefits include access to attractive communal gardens - ideal for enjoying the warmer months - as well as private residents' parking, offering convenience in a location where this is often at a premium.

The property also benefits from well-kept communal gardens, a rare find in such a desirable location.





Location

Cambridge Gardens is perfectly positioned in the heart of Muswell Hill, one of North London's most desirable neighbourhoods. Known for its charming village feel, it offers a unique blend of leafy tranquillity and vibrant living.

The flat is moments from Muswell Hill Broadway, where you'll find independent boutiques, cafés, restaurants, and well-known high street names.

For those who enjoy the outdoors, you're spoilt for choice. Alexandra Park and Palace is close by, offering green space, panoramic views, a boating lake, farmers' markets, and

events. Highgate Wood and Queen's Wood are also nearby, offering woodland walks and nature trails.

Transport links are convenient and reliable, with several nearby bus routes connecting you to Highgate and East Finchley underground stations (Northern Line), both offering swift access into the West End and the City. There's easy road access to the North Circular (A406), M1, and A1, making travel to London straightforward.

For families, the area is renowned for its excellent local schools and a welcoming, community-focused atmosphere.



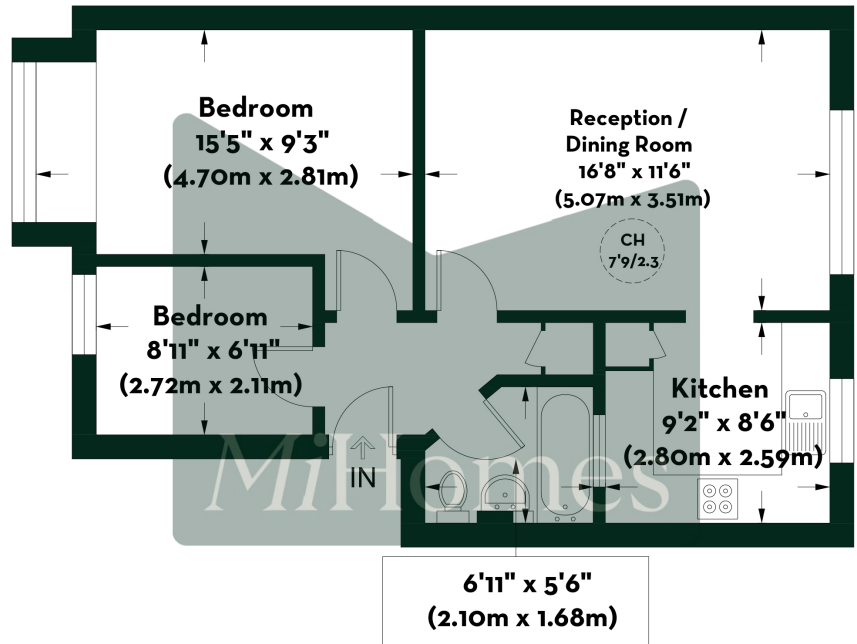
Floorplan:

84 Cambridge Gardens, London,
N10 2LW

- Leasehold: 147 years approx
- Service charge: £2000 pa
- Council tax: Band C
- Epc rating: C
- Approx. Gross internal floor area:
559 sq.ft / 51.9 sq.m

Property overview:

- 2 bedrooms
- First floor
- Residents parking
- Quiet residential road
- Leasehold
- Communal garden
- A short walk to Muswell Hill Broadway
- Within close proximity to Alexandra Palace
- Easy access to the A406



First Floor



This plan is for layout purposes only, not drawn to scale unless stated. window and door opening 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. (ID: 1219825)

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- 03 An average of 9 weeks between sale agreed and completion
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- 05 Over 80% of generated business solely via recommendations

We would love to help you make this dream a reality. Let's talk.



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