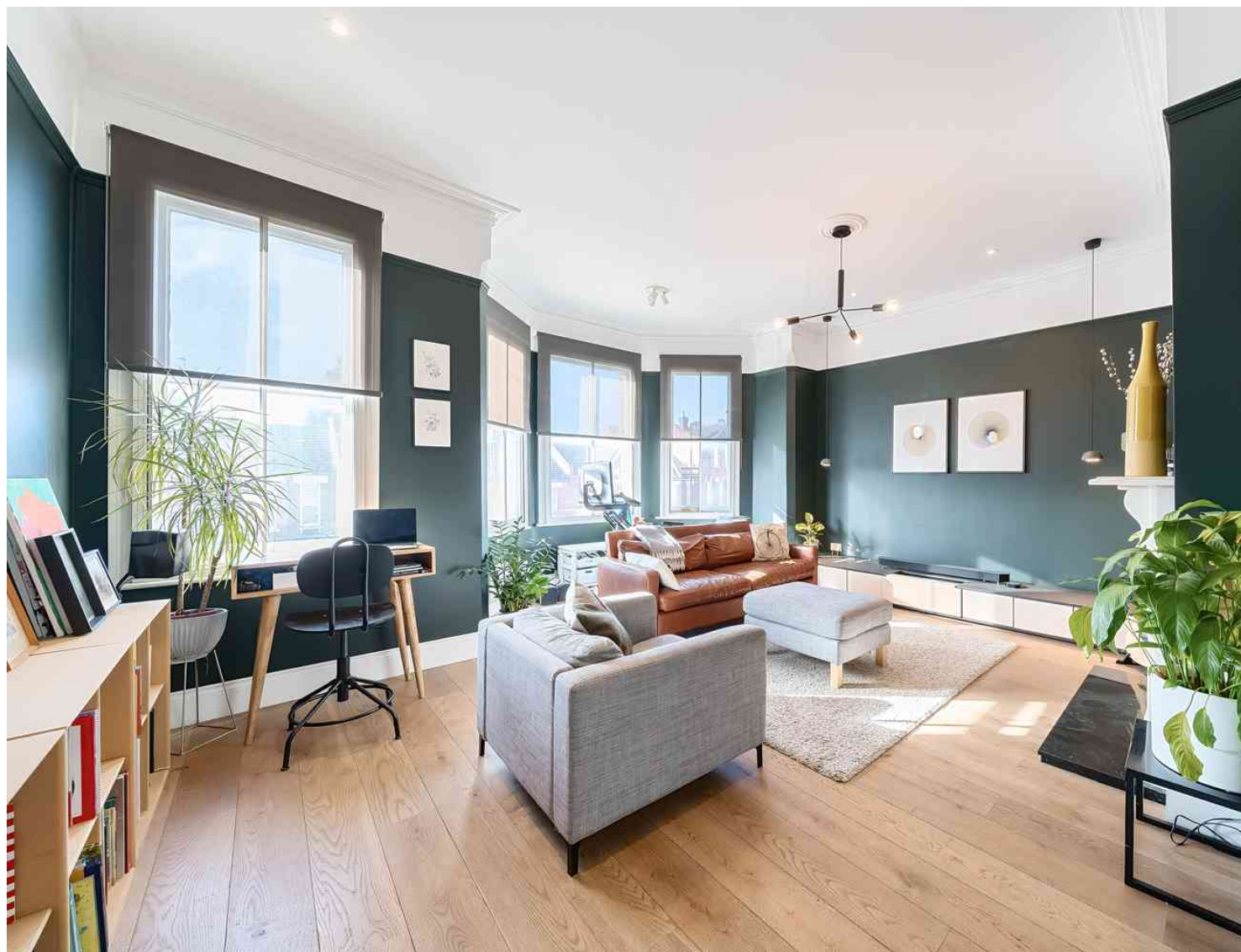




Colney Hatch Lane, London, N10 1ER

**Cow & Co**  
LONDON



GUIDE PRICE OF £700,000-900,000. A stunning split level three bedroom apartment set over two floors with a private roof garden. The property has recently been fully refurbished and has a wonderful contemporary feel. With three large bedrooms one of which benefits from a modern en-suite bathroom. There is a fantastic eat in modern kitchen that opens on to a large roof garden. The larger than average sitting room is light filled and filled with period features. The modern family bathroom has under floor heating as do the two bedrooms on the top floor. The property further benefits from off street parking.

Colney Hatch Lane runs from Muswell Hill to the North Circular and has a plethora of local amenities including shops, restaurants and other useful independent retailers. Muswell Hill is only a short distance away with its renowned array of shopping, bars and both mainstream and independent boutiques. The property also benefits from being in the catchment of various sought after primary and secondary schools.

Transport connections are plentiful with numerous bus routes to the City and the West End with connections for the London Underground at Highgate just a short distance away.

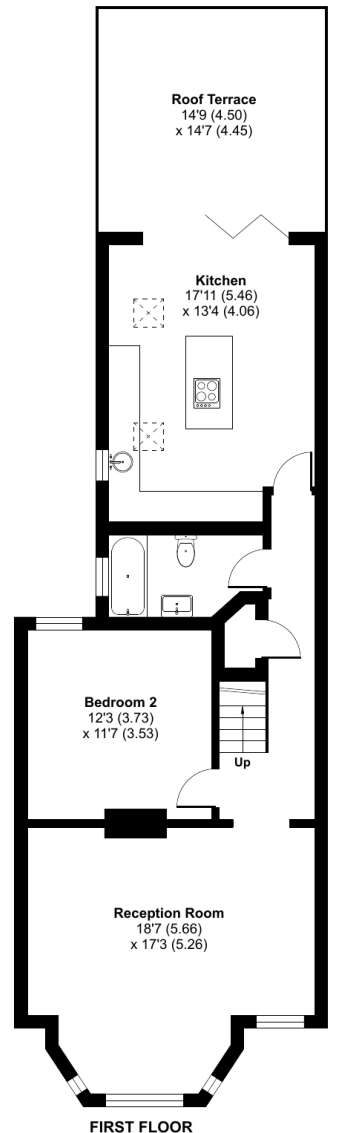


- Three bedroom split level apartment
- Two bathrooms
- Private roof garden
- Fully renovated throughout to a very high standard
- Modern and well equipped kitchen with integrated appliances
- Luxurious and chic bathroom
- Off street car parking
- Share of freehold

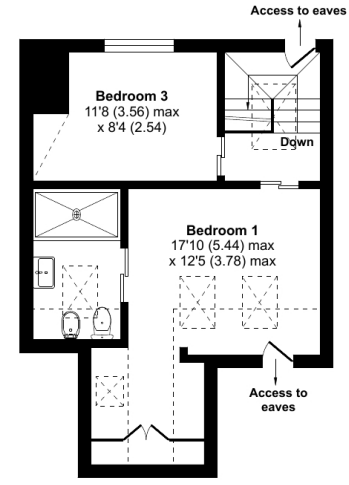
# Colney Hatch Lane, London, N10

Approximate Area = 1168 sq ft / 108.5 sq m  
 Limited Use Area(s) = 89 sq ft / 8.2 sq m  
 Total = 1257 sq ft / 116.7 sq m  
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cow & Co Properties Ltd. REF: 1048959

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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 LONDON