

37 Bishops View Court

24a Church Crescent, Muswell Hill, London, N10 3NQ



**PRICE: Offers in Excess of
£275,000**

Lease: 125 years from 1997

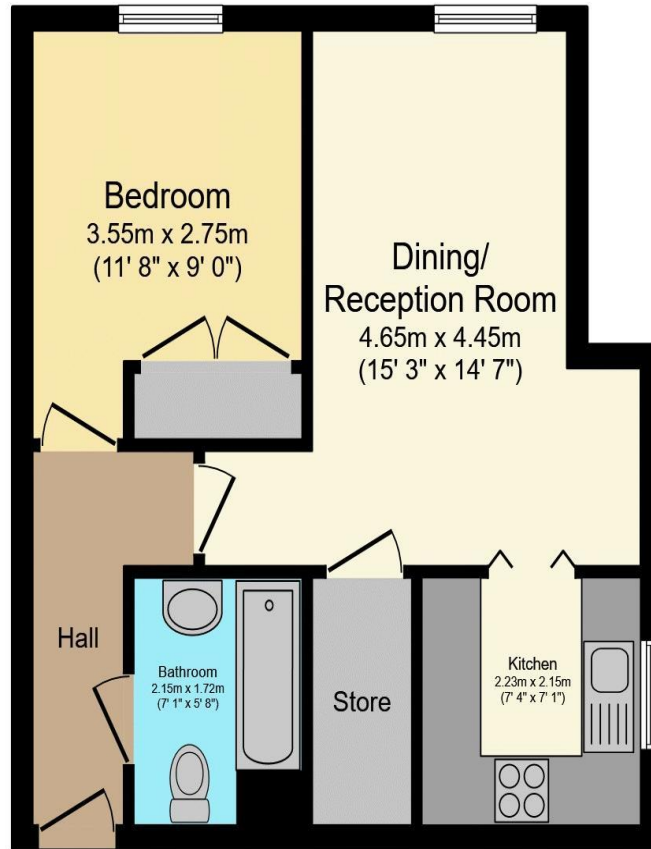
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIFTH FLOOR Located in a sought- after block in the heart of Muswell Hill, in a quiet, airy location, just minutes from vibrant Muswell Hill Broadway with its supermarkets, restaurants, cafes and shops, this bright, well laid out one-bedroom flat enjoys far reaching views over the London skyline and well- maintained communal gardens. Bus routes to stations at Highgate and Finsbury Park provide easy access into town, the 102 bus route includes the Brent Cross shopping centre and the delightful green spaces of Highgate Wood, Queens Wood, Alexandra Park and Palace and Parkland Walk are close by. Bishops View Court benefits from the services of a resident Development Manager, who can be contacted from from various points within each property in the case of emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system. It is a condition of purchase that Single residents must

Resident's Parking
In house Development Manager
Lift to all floors, Residents' lounge
Guest Suite
Communal Laundry

Video door entry system (linked to owner TV) with coded access for carers via Careline
Hairdressing/Chiropody Treatment Room
Minimum Age 60
Lease : 125 years from 1997



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 40.6 m² (437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£559.46

Ground Rent Period Review:

Next Uplift 2041

Annual Service Charge:

£4,199.36

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.