



WOODLAND RISE, N10  
OFFER IN EXCESS OF £775,000 LEASEHOLD

A SUPERB SPLIT-LEVEL THREE BEDROOM APARTMENT  
CONVERTED FROM THE ENTIRE UPPER PARTS OF THIS  
FORMER PERIOD HOUSE, INCLUDING A TERRACE AND  
ADDITIONAL BALCONY WITH VIEWS.

Highgate | 020 8341 1988 | [highgate@winkworth.co.uk](mailto:highgate@winkworth.co.uk)

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### DESCRIPTION:

This extraordinary property comprises outstanding internal space, comprising 1468 sq. ft. accommodation mainly over two floors. Features include three double bedrooms, a kitchen/diner, large reception room, bathroom and en suite shower room to the top-floor bedroom. The top-floor bedroom provides access to a terrace which is a prime vantage point to take in some far-reaching and panoramic rear views, these can be further enjoyed from the balcony off the kitchen/diner too.

An early viewing is recommended.

### LOCATION:

Woodland Rise is a quiet, residential street connecting Muswell Hill Road with Cranley Gardens. The local cafes and shops at Muswell Hill are just a ten-minute walk away and the beautiful grounds of Highgate Wood and Queens Wood are even closer. The flat is well-serviced for local bus routes into London's City and West End whilst Highgate tube Station is just a short walk away.

### TENURE & GROUND RENT:

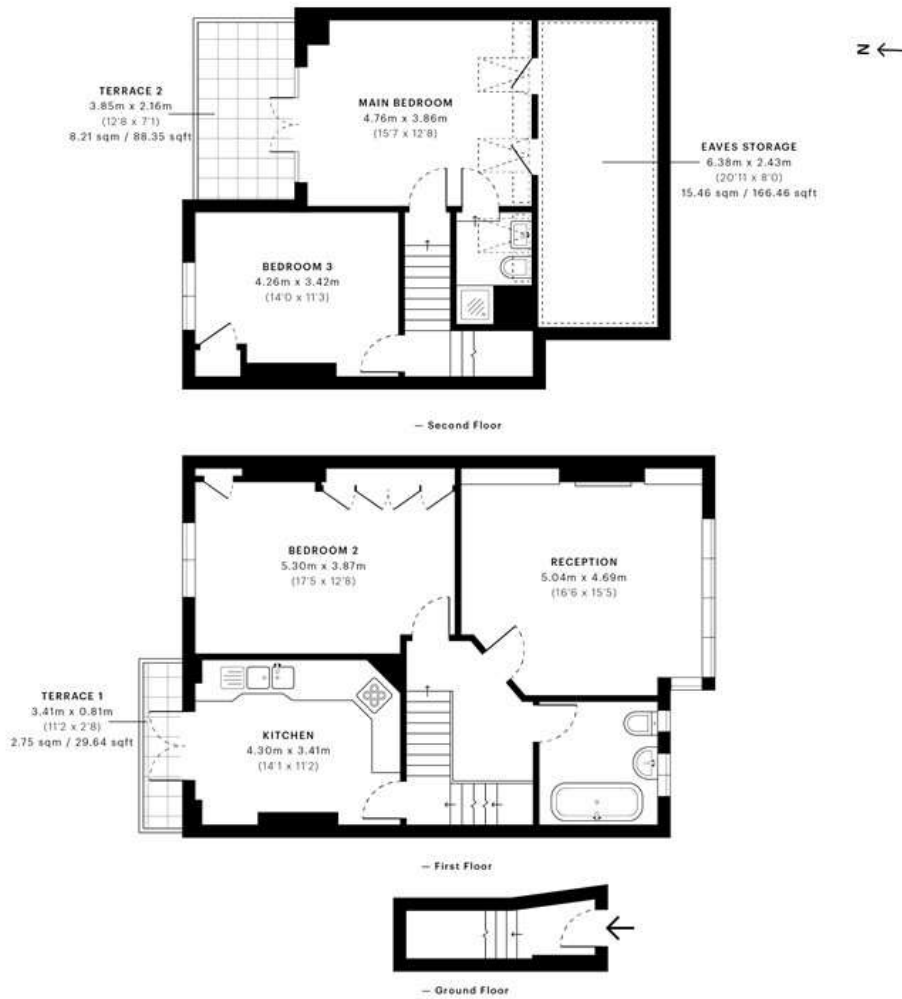
LEASEHOLD - 999 years from 25 March 1970. The Ground Rent is a Peppercorn

### COUNCIL TAX:

The London Borough of Haringey. COUNCIL TAX BAND: F (£2,715.15 for 2022/23)







136.46 sqm / 1468.84 sqft

136.06 sqm / 1463.15 sqft

10.96 sqm / 1173.9 sqft

1211 sqm / 13147 sqft

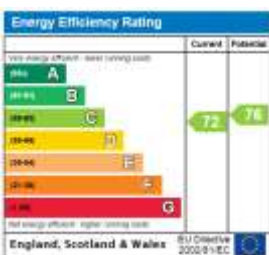


All verified floor plans are produced in accordance with the requirements of Chartered Surveyors' Professional Standards. This and other information is provided for your information only and does not constitute an offer. All measurements shown are for individual room lengths and widths as the respondent provided measurements captured in the scan.

Spec ID: 56335e478300bdw0dd099ad5e

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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