



## Queens Avenue | London | N10

£450 Per Week |



**ADN**  
RESIDENTIAL

A stylish and well-presented one-bedroom apartment situated on the second floor in the heart of Muswell Hill. The property features wooden flooring throughout and offers a spacious open-plan kitchen and reception area, a generously sized principal bedroom, and a modern family bathroom. Ideally positioned on Queens Avenue, the apartment is moments from the wide range of shops, cafés, and boutiques that Muswell Hill has to offer. Underground parking is available by separate negotiation.

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- One Bedroom
  - Kitchen
  - High Specification
  - Reception Room
  - Wooden Flooring
  - Permit Parking
- 

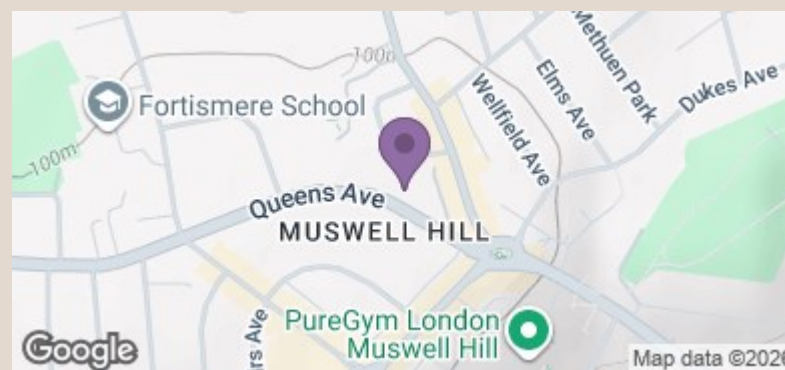
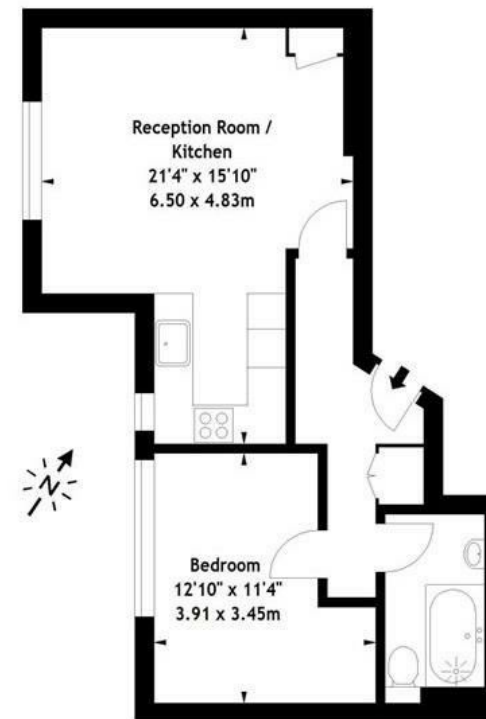
Council Tax Band: C  
EPC: C





## RAGLAN HOUSE, N10

APPROX INTERNAL AREA  
525 SQ FT - 48.75 SQ M



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |