

Oodles of green space, great houses and schools, not to mention Ally Pally... the attractions are as clear as the views.



St James's Church is a central landmark in Muswell Hill and our home is about 300 meters away. Most of Muswell Hill is in a conservation area and there are limited opportunities for building new homes.

Local education: Muswell Hill has so many good state schools that few parents bother to look anywhere else.

This popular north London suburb with breathtaking views over the capital was developed over a surprisingly short period between 1896 and 1913, largely in the sunlit Edwardian years and before the outbreak of the First World War.

The name Muswell Hill is thought to be a corruption of "mossy well", after the discovery in the 12th century of a spring by an order of Augustinian nuns from Clerkenwell. It became a place of pilgrimage because the waters were believed to have healing powers.

Located seven miles north of central London with Highgate to the south, Finchley to the west, Wood Green to the east and Friern Barnet and Whetstone to the north, Muswell Hill's popularity has been achieved in spite of its relative isolation. There is no Tube or train service, and many commuters are reliant on the W7 bus that meanders from Finsbury Park through Crouch End and then up the hill to Muswell Hill.



On the Broadway: browse in Crocodile Antiques and then enjoy a cuppa and a cake at the Crocodile Café

The railway line that ran from Finsbury Park to Alexandra Palace, with stations at Cranley Gardens and Muswell Hill, closed in the Fifties and is now a walking and cycling route. Plans to integrate the line into the Northern line were proposed in the Thirties but the Second World War intervened and the plan was never revived – though it still appeared on Tube maps well into the Fifties.

Chris Mullin from the local branch of estate agent Hamptons says people are attracted to Muswell Hill by its feeling of being “a town in the countryside”, surrounded as it is by green space with remnants of the ancient Forest of Middlesex to the south and north and Alexandra Park to the east.

The Ringwood Estate between Fortis Green and Creighton Avenue is in the Fortismere School catchment area. .

The area attracts: family life is what Muswell Hill is all about, with people making a beeline for homes in the catchment areas of the most popular state schools.



High ground: Muswell Hill has breathtaking views over London

Best roads: Dukes Avenue and Queens Avenue; Windermere, Grasmere and Thirlmere Roads; the Ringwood Estate north of Fortis Green; Woodland Rise, Woodland Gardens and Onslow Gardens off Muswell Hill Road, and the Rookfield Estate.

Postcodes: N10 is the Muswell Hill postcode; however, Fortis Green, including the Ringwood Estate, is in the N2 East Finchley postcode.

Travel: some Muswell Hill residents live within walking distance of East Finchley or Highgate Tube stations, which are both on the High Barnet branch of the Northern line. Others can walk to Alexandra Palace train station with services to Moorgate via Finsbury Park. All stations are in Zone 3 and an annual season ticket to Zone 1 costs £1,472. For the rest, the only form of public transport to take them out of the area is the very regular W7 bus service to Finsbury Park, or the 102 or 299 buses to Bounds Green Tube on the Piccadilly line.

Shops and restaurants: Muswell Hill has an interesting mix of independent shops and cafés and high street and restaurant chains. A favourite with actress Lynda Bellingham, W Martyn is a grocer that stocks fine teas and roasts its own coffee. It is now run by the third and fourth generations of the Martyn family. The shop opened in 1897 and has the original mahogany fittings and many old glass storage jars.

There is fishmonger Walter Purkis & Sons, a bookshop and a children's bookshop, Midhurst Butchers, and Cheeses, a cheese shop. Scooby's Boutique is a new dog-friendly café with menus for both dogs and people. More established independent cafés include La Miel, Sable d'Or and Feast.



Fine fare: delis, bookshops and cafés jostle in Muswell Hill Broadway

*** MORE ON THE BOROUGH OF HARINGEY:**

For more local restaurants, pubs, bars, theatres, cinemas or attractions; or to book a table or tickets for a night out, visit LondonLive.co.uk/Haringey.

[Search properties, jobs or dates](#) in any London boroughs.

BBC business editor Robert Peston mentions Neck Line as his favourite menswear store. Sally Bourne Interiors has paints, wallpapers, fabrics, her own-designed tiles and interiors accessories and gifts. Tucked away in Avenue Mews there are vintage stores.

On Muswell Hill Broadway, Toff's serves fish and chips and is a local institution. Chain restaurants include Carluccio's, Giraffe, Pizza Express and Maison Blanc. Chooks – it's Australian for chickens, and that's what it serves – is a new casual-dining venture started by Gideon Joffe, son of Giraffe founders Juliette and Russel Joffe, and it looks as if it could be the start of a chain.

The Clissold Arms is full of Kinks memorabilia having hosted the band's first concert in December 1960 and its last in June 1996. Chriskitch is a new café serving cakes and salads in Tetherdown that is getting rave reviews. For supermarket shopping there is a little Waitrose, a Sainsbury's, an M&S Simply Food and a Planet Organic.

There are local shops on Alexandra Park Road including the popular Hilly Kitchen and Owen's Food Store, a local deli. There are further local shops at the bottom of Muswell Hill at the junction with Park Road and Priory Road. There is a Sunday farmers' market in Alexandra Park.

WHAT THE LOCALS SAY: Muswell Hill

@ashermcs best brekkie in #MuswellHill is cheap cafe at top of Muswell Road. Roundabout now gets crazy busy as they moved w7 bus stop

@GorgeousThings I've lived in Muswell Hill for 20 years. It's a nice place to live. Good schools too.

@CrouchEndMaggie the little cheese shop @CheeseShopN10 is great

@karenmurrayhair I love the easy commute to all my clients all around London to and from Muswell Hill. Beautiful place with good community :0)

@karenmurrayhair I am a freelance hair stylist based in Muswell Hill and my clients love coming here. Alexandra Palace on a beautiful day :0)

@karenmurrayhair love going for a lovely roast dinner in the Clissold Arms Pub, Muswell Hill

@LuciaGlynn Area is blessed with good schools, including Rhodes Avenue Primary School, Alexandra Park School and Fortismere

@LuciaGlynn Good Pubs/Restaurants include @VictoriaStakes @clissoldarms @maidofmuswell #MuswellHill

@LuciaGlynn #MuswellHill has great independent shops. Best hair salon is @PassionForHair

@taraspring @ChrisKitch_ and @owensfoodstore – two amazing independent deli/cafes in Muswell Hill.

Open space

For families who hanker after the country life, the open spaces surrounding Muswell Hill are a huge attraction. Highgate Wood, managed by the City of London, has a sports ground, a children's playground and the popular Pavilion Café a favourite local hangout on a sunny weekend. The adjacent Queen's Wood is run by the local council as a nature reserve. Both of these woods are remnants of the Forest of Middlesex and sit on the southern edge of Muswell Hill. Coldfall Wood to the north also a remnant of ancient forest, has revived the practice of coppicing.

Alexandra Park has cafés, a boating lake, a soft play area and a pitch and putt course. In the major entertainment venue that is Alexandra Palace there is an ice rink and a pub with magnificent views over London. The Parkland Walk, a four and a half-mile walking and cycling route along the old Finsbury Park to Alexandra Palace railway line, is surprisingly wild and remote.



That's entertainment: Alexandra Palace, in 150-year-old Alexandra Park. Image: Rex Features

Leisure and the arts: The Muswell Hill Odeon is a listed 1936 Art Deco gem. There are three private health clubs with swimming pools – The Manor Health and Leisure Club in Fortis Green, LA fitness in Hillfield Park and The Laboratory Spa & Health Club in The Avenue, behind Alexandra Palace. The nearest council-owned pool is the Park Road Leisure Centre which has an indoor and outdoor pool in nearby Hornsey. Muswell Hill Golf Club, with an 18-hole course, is in Rhodes Avenue.

Council: Haringey is Labour controlled and Band D council tax is £1,487.32.

AVERAGE PRICES: [buying houses and flats in Muswell Hill](#)

- [One-bedroom flat: £292,000](#)
- [Two-bedroom flat: £416,000](#)
- [Two-bedroom house: £605,000](#)
- [Three-bedroom house: £662,000](#)
- [Four-bedroom house: £1.45 million](#)

Source: zoopla.co.uk

TEST YOUR KNOWLEDGE: Muswell Hill

Whose celebration of his birthplace was re-released last year?

The Kinks' frontman Ray Davies grew up in Muswell Hill. The band's ninth studio album, *Muswell Hillbillies*, was re-released last year in a remastered edition with extra material.

Who links a church hall in Fortis Green Road, Muswell Hill, with the home of British

architecture?

London-born architect George Grey Wornum (1888 – 1957) designed St James's Memorial Church Hall, also known as the Birchwood Centre, in 1925. He went on to design the headquarters of the Royal Institute of British Architects (RIBA) in Portland Place that was completed in 1934 and he won the Royal Gold Medal for Architecture in 1952.

Where can locals appreciate the efforts of a group of German and Austrian prisoners?

The Rose Garden in Alexandra Park was restored last year to commemorate the 150th anniversary of the park's opening. During the First World War 3,000 Germans and Austrians were interned in Alexandra Palace and enclosed behind barbed-wire fences, and some of them planted the rose garden. The trust which runs Ally Pally has secured funding from the Heritage Lottery Fund to work on a project to develop a mobile app to mark the centenary of the First World War.