



Crouch Hill, N4 4AU

Guide Price £525,000
Leasehold



Crouch Hill N4

Presented in beautiful condition, a two double bedroom apartment with a large private roof terrace in the heart of Stroud Green N4.

Main accommodation is arranged across the second and third floor, offering 776 SQ FT/ 72.1 SQ M of internal living space. Entering on the first floor, the flat opens up into a split-level hallway leading up to a large private roof terrace providing an ideal space for entertaining or relaxing in the sunshine and benefitting from views over Parkland Walk and the attractive architecture of Japan Crescent.

Stairs lead up to the second floor to a large reception room with beautiful wooden flooring, cast iron fireplace, coving, ceiling rose as well as a wide window allowing fantastic natural light. Next door, a separate galley style kitchen with a range of wall and base units allowing enough space for essential appliances, benefitting from a large window overlooking the neighbourhood and a fully tiled three-piece bathroom suite, with shower bath combination.

On the third floor, two very light double bedrooms, with lovely original wooden flooring throughout and eaves providing a cosy atmosphere.

Located in Crouch Hill between Finsbury Park station (Victoria & Piccadilly lines, National Rail and Thameslink services) and Crouch End, there's an excellent array of local bars, restaurants, and shopping amenities. The popular Parkland Walk nature reserve is only a couple minutes' walk away, excellent for dog walking, jogging or an enjoyable stroll.

Two double bedrooms | Private roof terrace | Great natural light | Large separate reception room | Practical galley style kitchen | Great decorative order throughout | Convenient for local transport | 776 SQ FT/ 72.1 SQ |







Crouch Hill, N4

Approximate Gross Internal Area = 776 sq ft / 72.1 sq m

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Material Information:

Leasehold - 100 years remaining

Ground rent – £100 per year

Service charge - £49 per year

Building insurance - £260.24 per year

Council Tax - Band D Islington Council

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID911562)



Agent's Note:

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