

One bedroom maisonette on the ground floor of this period house in Crouch End. Property comprises of spacious reception with bay window, fully fitted kitchen and bathroom with shower. Benefits from own front door, garden to front and new doors and windows. Great location for Crouch End's vibrant Broadway with its vast array of shops, bars, cafes and restaurants to enjoy.

Transport links from Harringay over ground, Finsbury Park station and bus network. Green spaces of Stationers Park and The Parkland Walk nearby. Share of freehold.

**Ferme Park Road, London, N8 9SA**

**£399,950 Share of Freehold**

**HOBARTS ESTATE AGENTS**

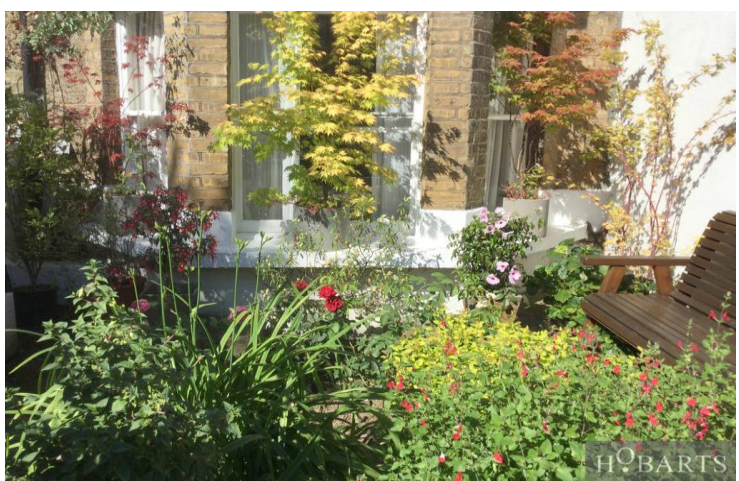
**23 Ferme Park Road, Stroud Green, London, N4 4DS**

**stroudgreen@hobarts.co.uk**

**www.hobarts.co.uk**

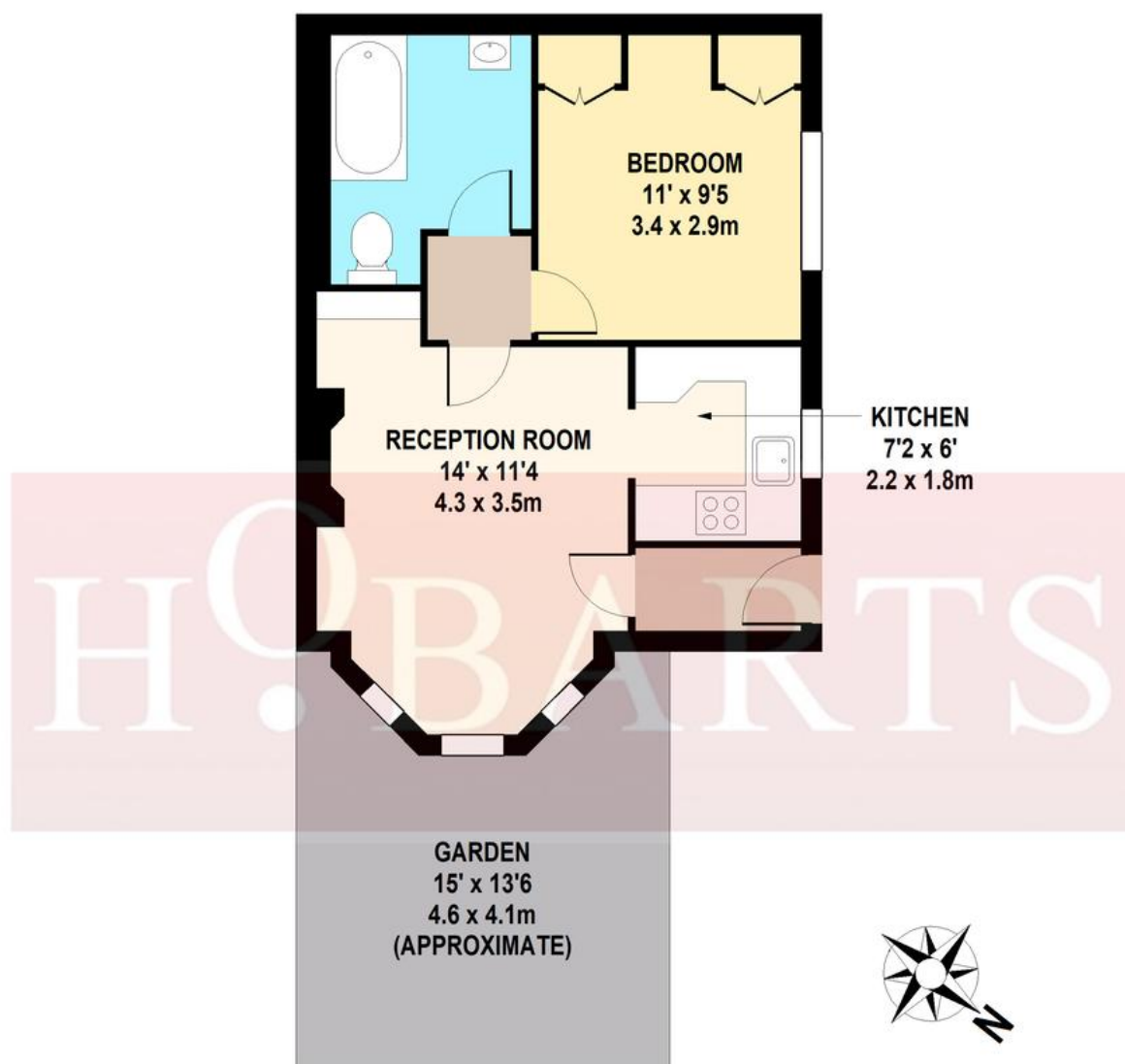
**020 8342 9000**





- One bedroom ground floor maisonette
- Fully fitted kitchen
- New windows and doors
- Close to Crouch End Broadway
- Green spaces of Stationers Park and The Parkland Walk nearby

- Spacious Reception
- Bathroom with shower
- Share of Freehold
- Transport links at Haringey over ground and bus network

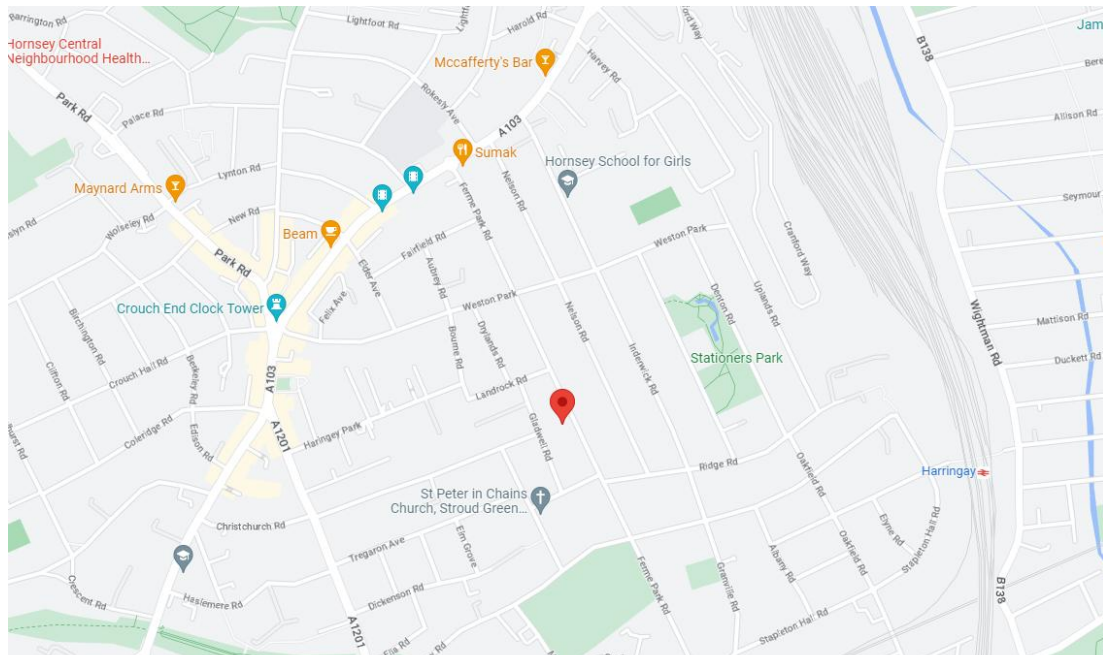


## GROUND FLOOR

FERME PARK ROAD  
TOTAL APPROX. FLOOR AREA 402 SQ.FT.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Tenure:**  
Share of Freehold

**Ground rent:**

**Service Charges:**

**Local Authority:**  
Haringey London  
Borough Council

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
020 8342 9000

**Contact:**  
23 Ferne Park Road  
N4 4DS

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www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.