



Hornsey Road, N19 4EF

Guide Price £510,000
Leasehold



Hornsey Road N19

Presented to the market chain free; a two-bedroom, two-bathroom flat with access to two private patios located between Crouch End and Archway.

Tucked away at the rear of a Victorian conversion and offering approx. 546 SQ FT/ 50.7 SQ M of well-maintained, internal living space on the ground floor, the flat opens up into a spacious kitchen/reception room. The kitchen offers a range of wall and base units providing plenty of space for storage, essential appliances, and food prepping. Wooden floors throughout tie in the living area beautifully and add a homely feel. Off the living area, a practical bathroom comprising of low-level WC, hand wash basin and mixer shower. Wide patio doors lead from the living space out on to the first of the two patios, offering a tranquil and secluded space for a morning coffee and a spot of sunbathing.

The main bedroom is spacious and benefits from an en-suite bathroom with shower/bath combination, low level WC and hand wash basin. Next door, a second bedroom providing a lovely space for a guest bedroom or study, wide patio doors lead out onto the second patio offering another fantastic space for relaxing.

Hornsey Road is much loved for its proximity to the greenery of Elthorne Park & Wray Crescent and excellent access to transport links at Finsbury Park Station (Piccadilly & Victoria lines, National Rail & Thameslink services), Archway station (Northern Line), Crouch Hill Overground and various bus routes.

Additionally, there's an ever-growing selection of supermarkets, local coffee shops, bars, and fantastic eateries along the road as well as Stroud Green & Crouch End.

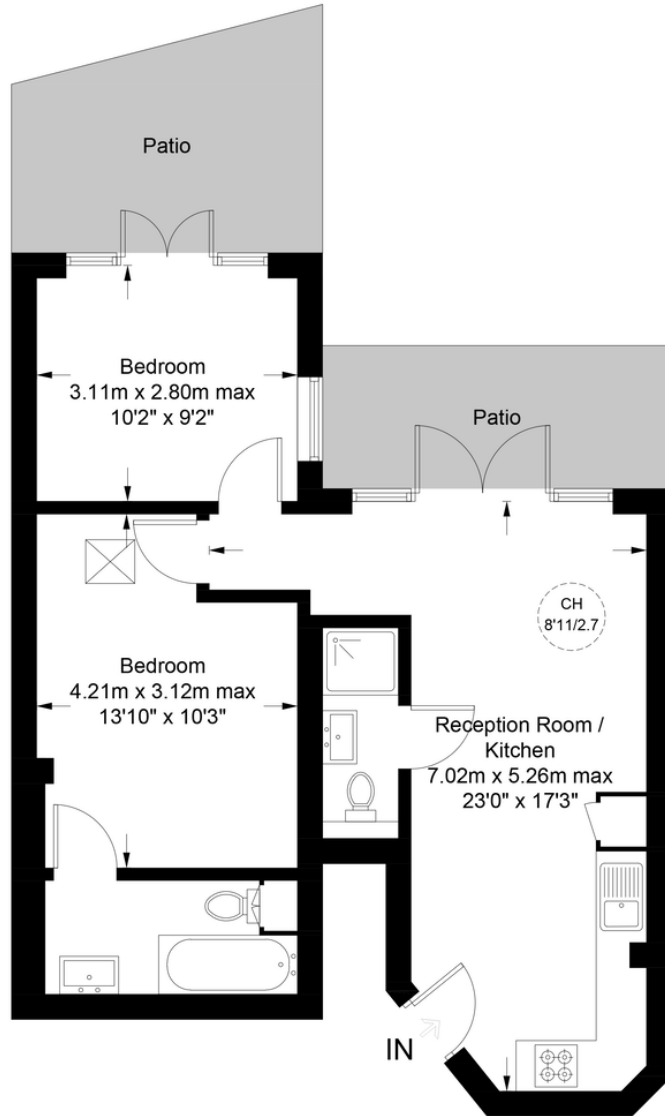
Chain free sale | Two bedrooms | Two bathrooms | Two private patios | Wooden flooring throughout | Convenient location for transport and amenities | In good decorative order throughout | Approx. 546 SQ FT/ 50.7 SQ M





Hornsey Road, N19

Approximate Gross Internal Area = 546 sq ft / 50.7 sq m



Ground Floor



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. (ID997910)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

