

Crouch Hill, N4 4AJ

Guide Price £875,000 Share of Freehold



# Crouch Hill N4

A fantastic newly converted three-bedroom ground floor garden flat measuring 1100 SQFT / 102 SQM.

This excellent property benefits from its own private entrance, three bedrooms, a family bathroom, additional WC, a separate cloakroom, and a huge open-plan kitchen reception room with bi-folding doors leading to the rear garden.

This flat also has a large cellar, and a walk-in cupboard, which is useful for storage. The flat has the potential for off-street parking for one car at the front of the building.

Located on Crouch Hill equidistant between Finsbury Park station (Victoria & Piccadilly lines, National Rail & Thameslink services) and Crouch End and only a stone's throw from Crouch Hill Overground, there's an excellent array of local bars, restaurants, and shopping amenities. The popular Parkland Walk nature reserve is only a couple of minutes' walk away, excellent for dog walking, jogging, or an enjoyable stroll. Falling within the catchment of several sought-after schools and nurseries.

NB. Photos have been virtually staged to demonstrate how the space may be arranged. Share of Freehold will be issued when all three units have been sold.

- 1100 SQ FT / 102.2 SQ M
- FPC C
- Three double bedrooms
- Modern bathroom and additional WC
- Ample storage
- New 999 Year Lease
- South-west facing rear garden
  - Private entrance















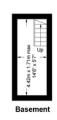


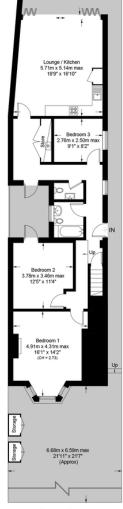
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Approximate Gross Internal Area = 1019 sq ft / 94.7 sq m Basement = 81 sq ft / 7.5 sq m











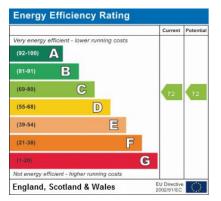
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID941402)











#### Agent's Note:

Whilst Care has been excercised 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.

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