

172 MIDDLE LANE LONDON, N8 7LA

£600,000
LEASEHOLD

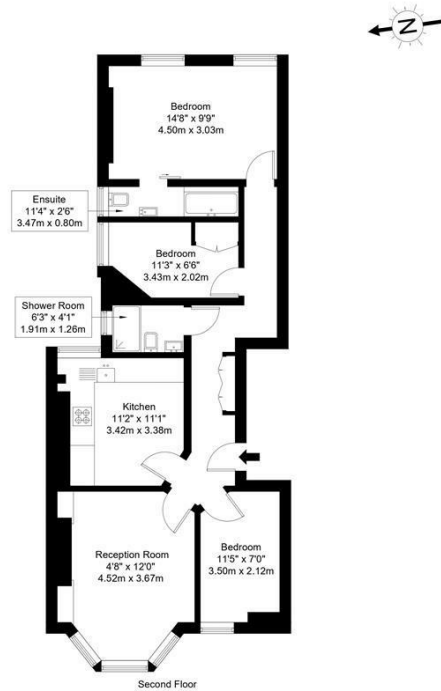
A bright and spacious three-bedroom flat situated in an impressive Victorian mansion block overlooking leafy Priory Park, with views of Alexandra Palace. Recently renovated with engineered oak wood flooring throughout, the property includes a large living room/reception, a fully integrated kitchen with terrazzo worktops, high end appliances and exposed brickwork, a spacious principal bedroom with en-suite bathroom, two further bedrooms and a fully-tiled family bathroom.

Crouch End, recently named the best place to live in London, boasts dozens of independent shops, cafés, bars and restaurants. There's plenty of green space, from the iconic Alexandra Palace and its sweeping grounds to the wooded nature reserve, Parkland Walk. Both Hornsey train station and Turnpike Lane Underground (Piccadilly line) are accessible by foot. There is also a convenient bus route (W3) to Finsbury Park Underground (Piccadilly & Victoria lines) with its links to the central London and beyond.

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Approx Gross Internal Area = 74.13 sq m / 798 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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