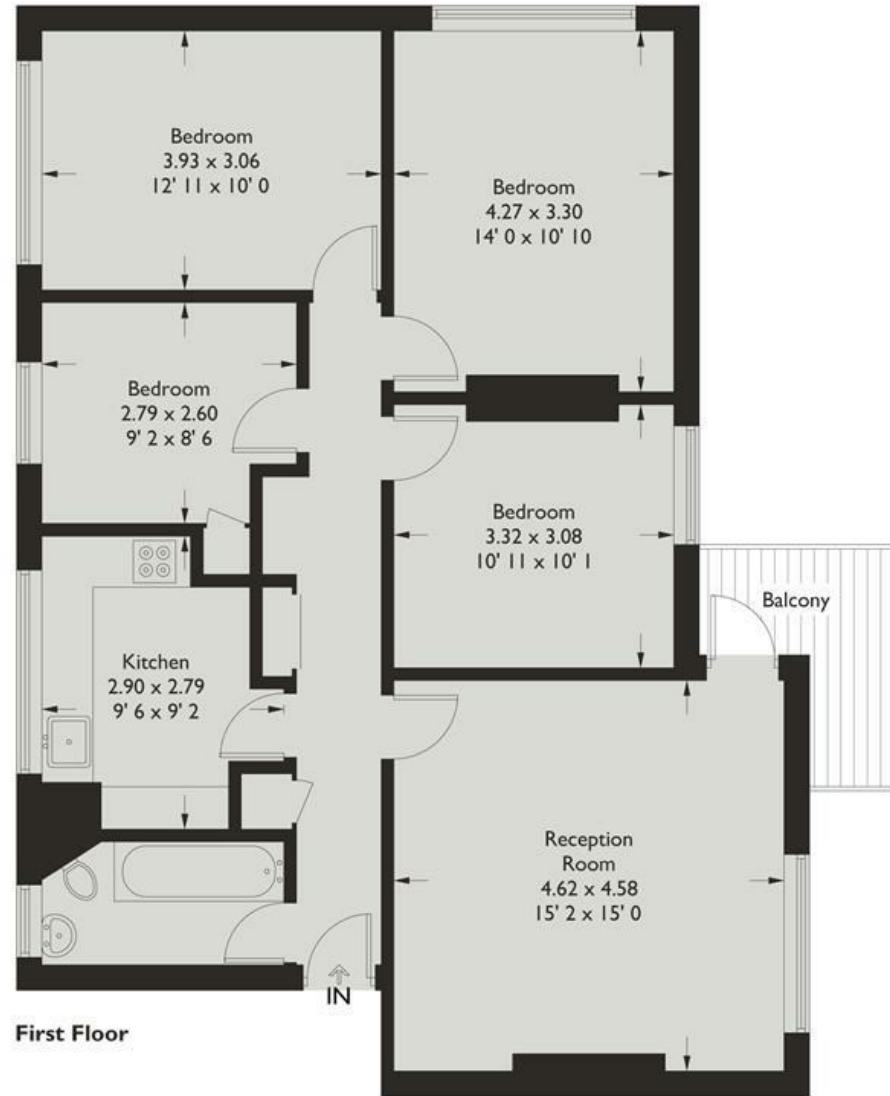
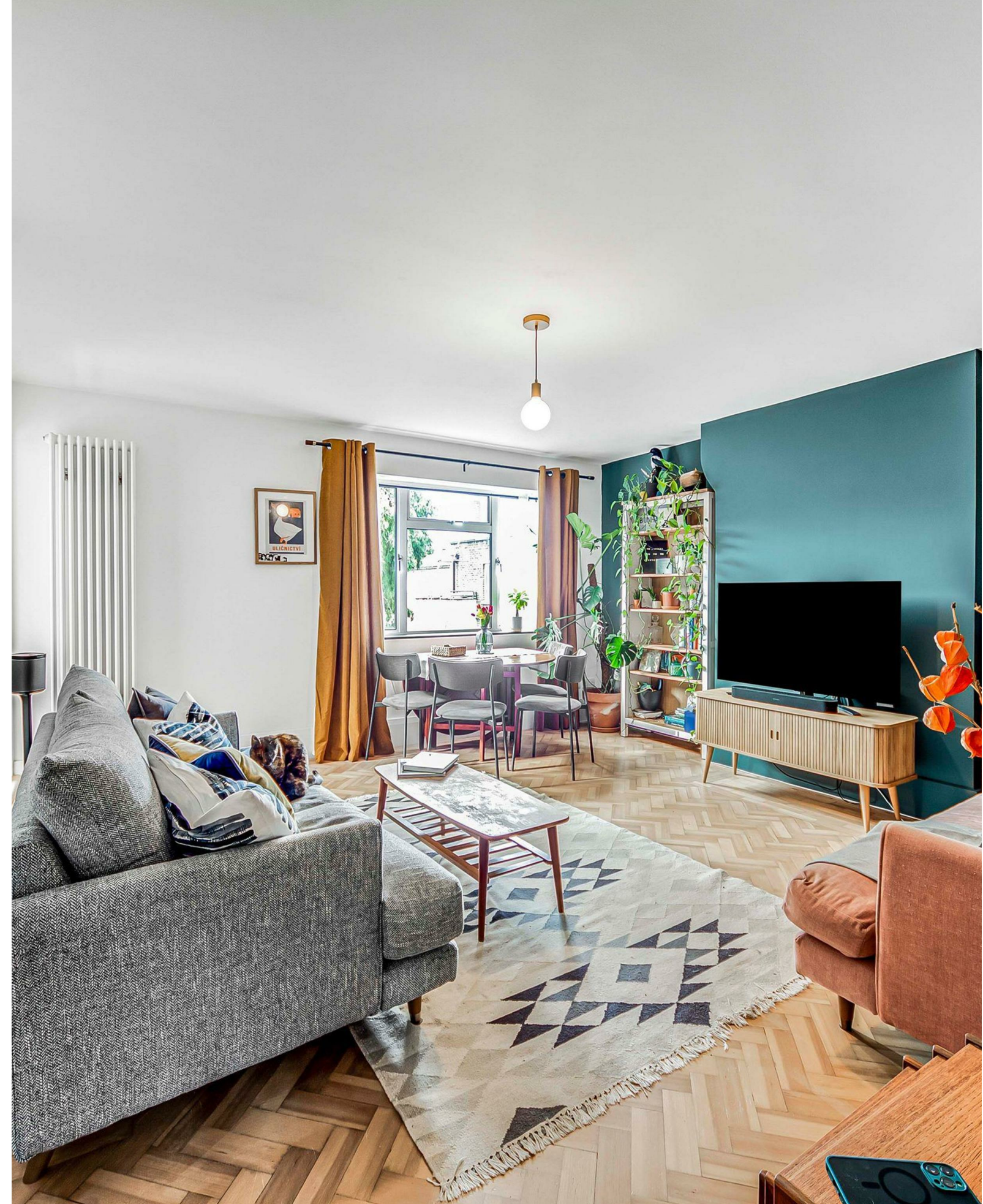




993 SqFt Interior
47 SqFt Exterior Balcony



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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KELLAND CLOSE, PARK ROAD

4 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 103 YEARS
- > SERVICE CHARGE £2120
- > EPC C
- > COUNCIL TAX BAND E

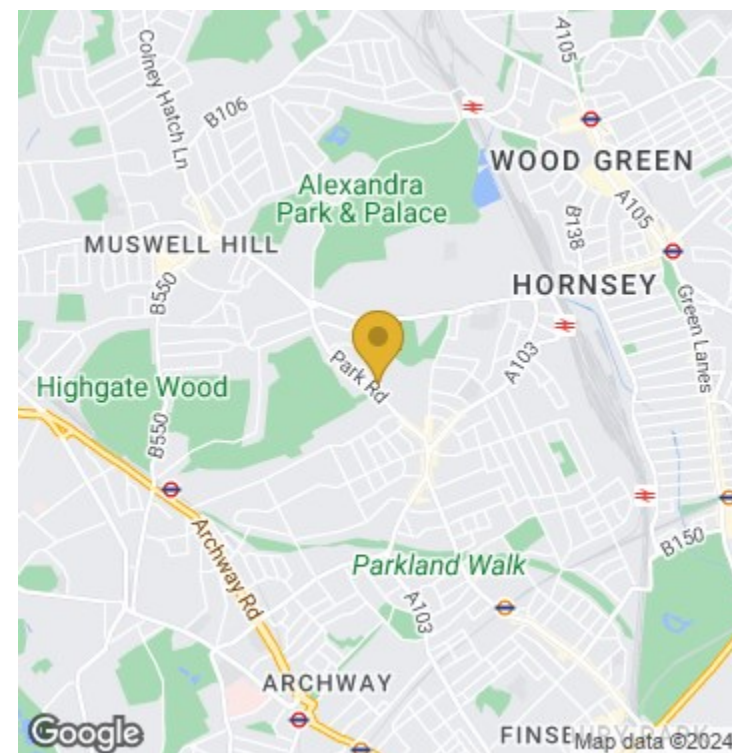
KEY FEATURES

- 4 DOUBLE BEDROOMS
- PRIVATE BALCONY
- APPROACHING 1000 SQUARE FEET (STS)
- WELL PRESENTED THROUGHOUT
- HIGHLY DESIABLE LOCATION
- 0.2 MILES TO CROUCH END CENTRE

YOURS FOR £600,000

Your bright and airy four bedroom home is found in the epicentre of sought after Crouch End, recently named the 'best London neighbourhood to live in' by The Sunday Times. With plentiful natural light throughout and a private balcony, you can enjoy welcoming the warmer months from the comfort of your own first floor home.

You are ideally situated within the bustling heart of Crouch End, an urban village with an artistic side and brimming with local green space, cafes, eateries and pubs and all within moments of local green space such as Priory Park, and grand Alexandra Park. With the enviable trappings of bustling Crouch End on your doorstep, you'll never be lost for somewhere to eat, drink and be merry. Check our Neighbourhood Guides for local tips.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 76 | 80 |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

BEDROOMS: 4

BATHROOMS: 1

RECEPTIONS: 1

