



## Mount Pleasant Villas, N4

£575,000

Share of Freehold

Castles

Castles







# Mount Pleasant Villas, N4

Positioned on a quiet, tree-lined road off Mount View Road is this bright and spacious top floor conversion. Set within a character filled residence offering an abundance of natural light with tranquil views across the covered reservoir. Comprising double-bedroom, kitchen, shower room and separate W.C. whilst benefitting from a private south-west facing roof terrace overlooking the Parkland Walk, popular with cyclists and walkers alike. The property also benefits from ample under eaves storage and generous attic space.

Ideally located for the amenities provided by both nearby Crouch End Broadway and Stroud Green Road whilst transport is provided by nearby overground stations of Harringay and Crouch Hill with Finsbury Park overground and underground stations along with a multitude of local bus routes.

Local Authority: Haringey  
Council Tax Band: C

Lease: 79 years  
Current Service/Maintenance Charge:  
One third share of works agreed by freeholders  
and one third of buildings insurance  
Ground Rent: Not applicable

EPC Rating: C  
Current: 74/C Potential: 74/C

£575,000      Share of Freehold



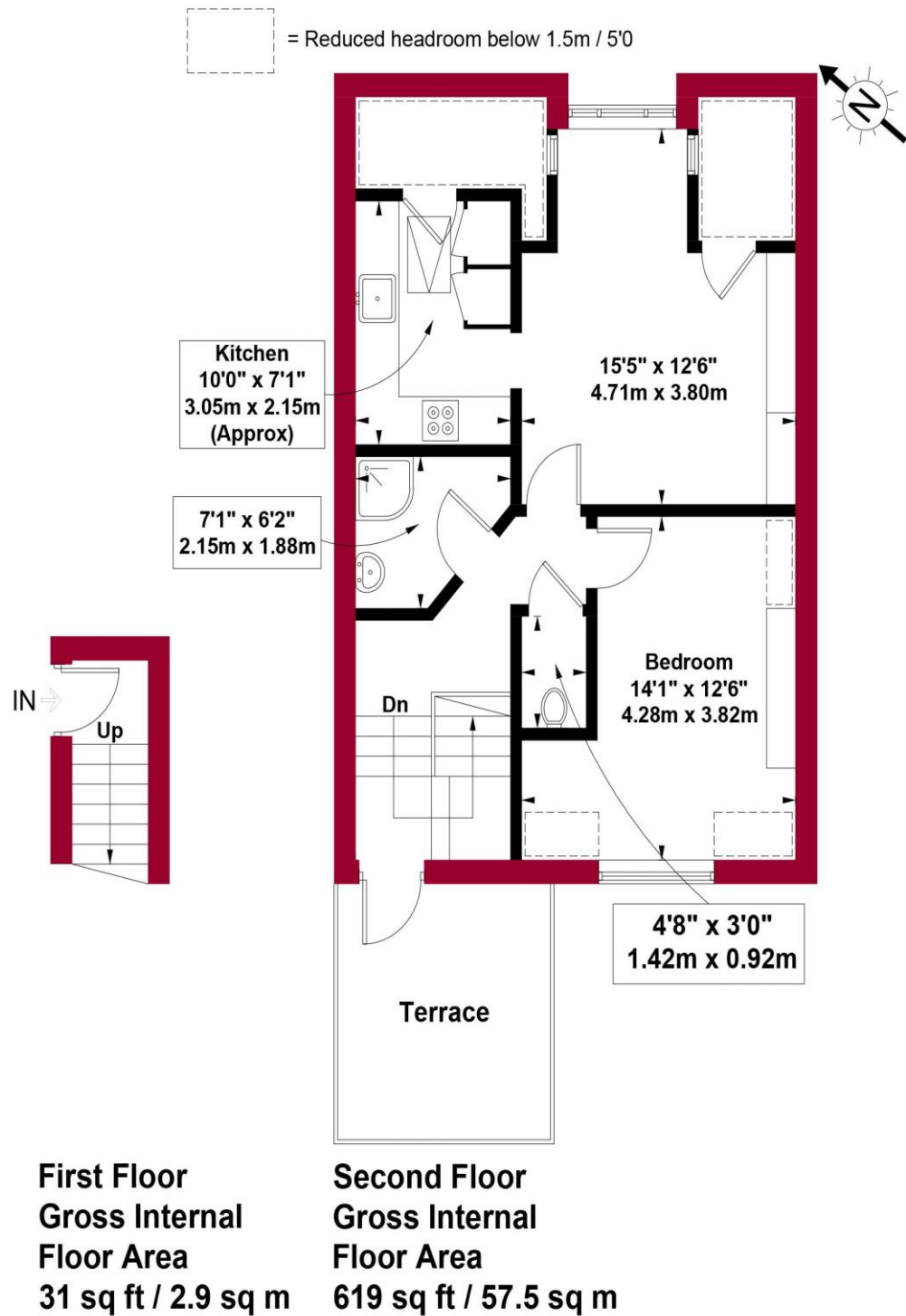
020 8348 5515  
crouchend@castles.london





Mount Pleasant Villas, N4    Approximate Gross Internal Area = 650 sq ft / 60.4 sq m

Restricted Height = 81 sq ft / 7.5 sq m



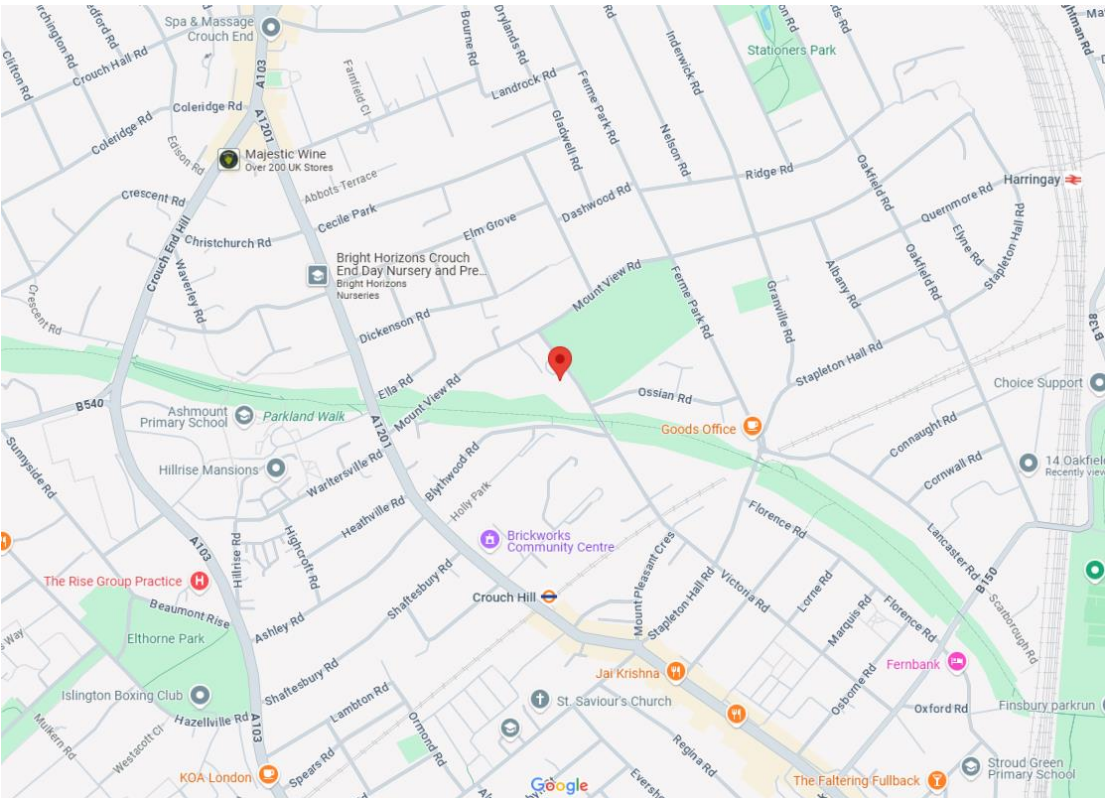
AN OVERVIEW OF FINSBURY PARK  
AND STROUD GREEN

**FINSBURY PARK/STROUD GREEN**  
In 2003 Stroud Green was designated as a Conservation Area. Stroud Green is regarded as an area of "special character or historic interest. The late 19th-century residential development in Stroud Green represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area. The triangular area of Finsbury Park enclosed by Stroud Green Road and the Haringey/Islington border to the south and west, Mount View Road to the north, and the railway line to the east, includes a significant variety of 19th-century house types. These range from elegantly crafted artisans cottages to Gothic-revival and Italianate-renewal terraces, to Queen Anne style semi-detached houses.

**TRANSPORT**  
Finsbury Park Station offers regular underground services on the Piccadilly and the Victoria Lines. It also offers overground train services to Moorgate (12 mins) and to the north there are services to Hertfordshire and Cambridgeshire coming from Kings Cross Station. There are buses that link the area with Victoria and other places in Central and North London.

**ABOUT FINSBURY PARK**  
Finsbury Park is a 46 hectare (115 acre) public park in the London Borough of Haringey. Officially part of the London area of Haringey, it is also adjacent to Stroud Green, the Finsbury Park district and Manor House. It was one of the first of the great London parks laid out in the Victorian era. The park provides a large green space in central north London. It has a mix of open ground, formal gardens, avenues of mature trees and an arboretum area with a mix of more unusual trees. There is also a lake, a children's play area, a cafe and an art exhibition space. The stretch of Seven Sisters Road running past Finsbury Park is open to the park on the west side, and on the east side are large Victorian villas now mainly used as hotels.

**SHOPPING AND LEISURE**  
Stroud Green Road and Green Lane offer various independent restaurants and shops including some great late opening Deli's and pubs. Music occurs outside at Finsbury Park, which has been a popular venue for festivals and large scale gigs. The park also offers a quite retreat from the city, with a lake, gardens, athletics training fields and other sports facilities. For those who prefer to play indoors, the extensive Sobell Sports Centre is on hand. Furthermore, Islington and Crouch End's amenities are only a short bus ride away.



12 Topsfield Parade, Crouch End  
London N8 8PR  
020 8348 5515  
crouchend@castles.london  
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

find your happy

Smarter property search

Find the home you deserve

A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

National Association of Estate Agents  
LICENSED MEMBER



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

