



A two bedroom flat is arranged over the top two floors of an impressive period property close to transport links and less than a mile to both Crouch End Broadway and Finsbury Park. The open plan kitchen, reception and dining room has wonderful natural light from large picture window overlooking gardens, a fabulous view. The property has potential to put your own mark on to enhance this beautiful home.

Great location for access to transport links with Finsbury Park tube, Crouch Hill overground and Harringay main line station being 10 minutes' walk away. Finsbury Park with its great outdoor amenities and the Parkland Walk are also on your doorstep together with an array of shops and restaurants on Stroud Green Road and Crouch End Broadway. Early viewing is highly recommended CHAIN FREE

**Ferne Park Road, London, N4 4ED**

**£499,950 Share of Freehold**

**HOBARTS ESTATE AGENTS**

**23 Ferne Park Road, Stroud Green, London, N4 4DS**

**stroudgreen@hobarts.co.uk**

**www.hobarts.co.uk**

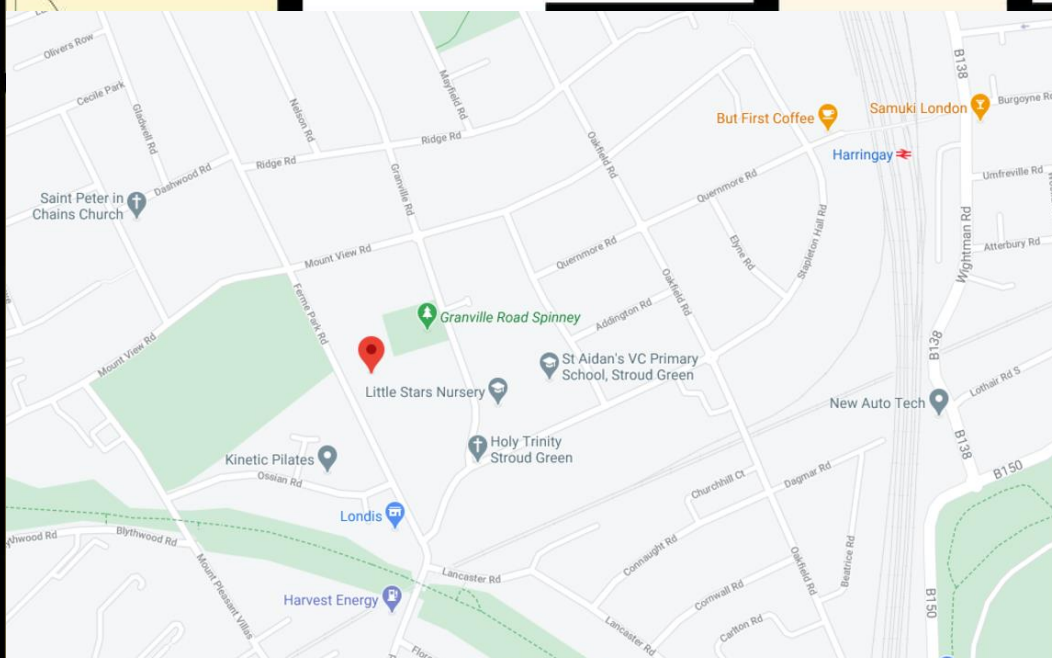
**020 8342 9000**





- Two bedrooms
- Period property
- Bathroom with shower
- Great location for local shops in Stroud Green and Crouch End Broadway
- Parkland Walk and Finsbury Park minutes walk away

- Top floor split level
- Spacious open plan kitchen reception room
- Great views
- Transport links at Finsbury Park under ground and Crouch Hill over ground
- CHAIN FREE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:**  
Share of Freehold

**Ground rent:**  
Second Floor

**Service Charges:**

**Local Authority:**  
Haringey London Borough Council

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
020 8342 9000

**Contact:**  
23 Ferme Park Road  
N4 4DS

**stroudgreen@hobarts.co.uk**  
**www.hobarts.co.uk**

Approximate Gross Internal Floor Area : 62.20 sq m / 669.51 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



