

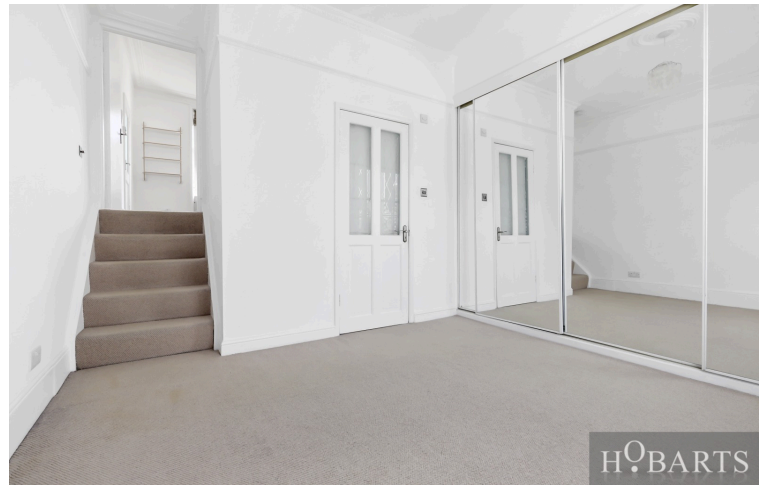
Cecile Park, London, N8

Asking Price £399,000

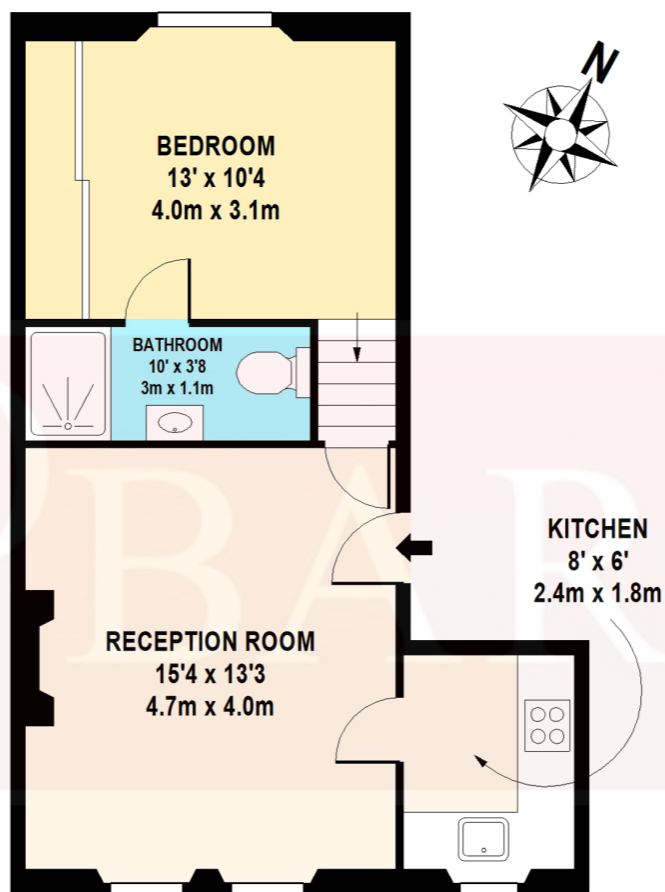
Hobarts Estate Agents are delighted to present this charming one-bedroom flat, perfectly situated in the sought-after area of Crouch End. The property features a spacious living area with elegant flooring and large windows, allowing natural light to flood the space and create a bright and inviting atmosphere. The kitchen, though compact, is finished to a high standard, offering functionality and style. The bedroom, conveniently located off the reception, boasts beautifully fitted mirrored wardrobes that provide ample storage. Complementing the space is a modern ensuite shower room, adding a touch of contemporary comfort. Ideally positioned, the property benefits from excellent transport links, with Crouch Hill Station and Finsbury Park Underground Station both within walking distance. Offered as a share of freehold and chain-free.

Hobarts Estate Agents  
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442083429000





- Spacious living area with elegant flooring
- Large windows allowing abundant natural light
- Compact yet high-standard kitchen
- Bedroom with fitted mirrored wardrobes
- Modern ensuite shower room
- Excellent transport links
- Near Crouch Hill and Finsbury Park stations
- Offered as share of freehold
- Chain-free purchase opportunity

**FIRST FLOOR**

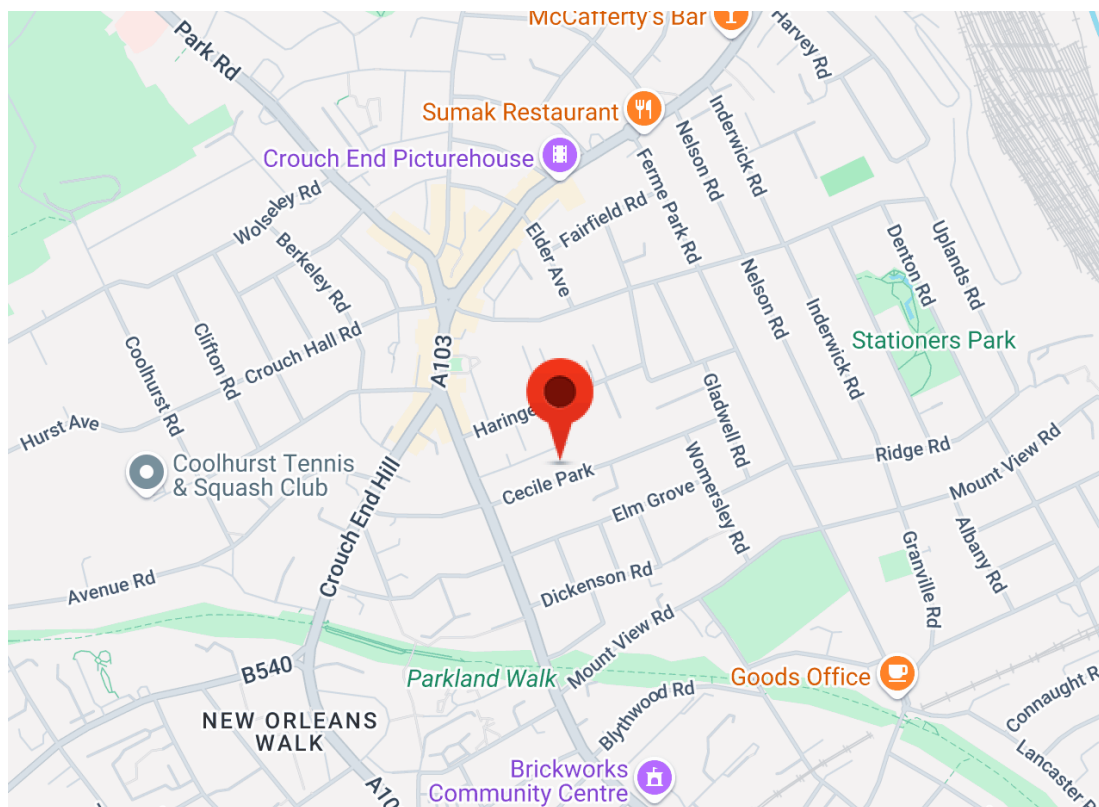
CECILE PARK  
TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.32 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 71 C    | 77 C      |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

**Tenure:**

Share of Freehold

**Ground rent:****Service Charges:****Local Authority:****Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
442083429000

**Contact:**

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.