



Womersley Road, London, N8 9AE

Asking Price £485,000

This charming and stylish one-bedroom top-floor flat offers a perfect blend of comfort and modern living. The property features a spacious living area with an open-plan fitted kitchen and dining space, ideal for entertaining or relaxing. The double bedroom provides ample room, including space for a desk, making it perfect for those working from home. The pristine, contemporary shower room adds to the appeal, while the flat's private roof terrace offers a tranquil outdoor retreat, with enough space for a table and chairs to enjoy the lovely views. Ideally situated equidistant from the vibrant areas of Crouch End and Stroud Green, the property also benefits from excellent transport links via Finsbury Park and Crouch Hill stations, providing easy access to the City. Offered with a share of freehold, this fantastic property is not to be missed. Early viewings are highly recommended.

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobartsproperty.co.uk
442083429000



- Charming one-bedroom top-floor flat
- Double bedroom with space for a home desk
- Private roof terrace with lovely views
- Excellent transport links via Finsbury Park and Crouch Hill stations
- Spacious living area with open-plan kitchen and dining
- Pristine, modern shower room
- Equidistant to Crouch End and Stroud Green
- Share of freehold

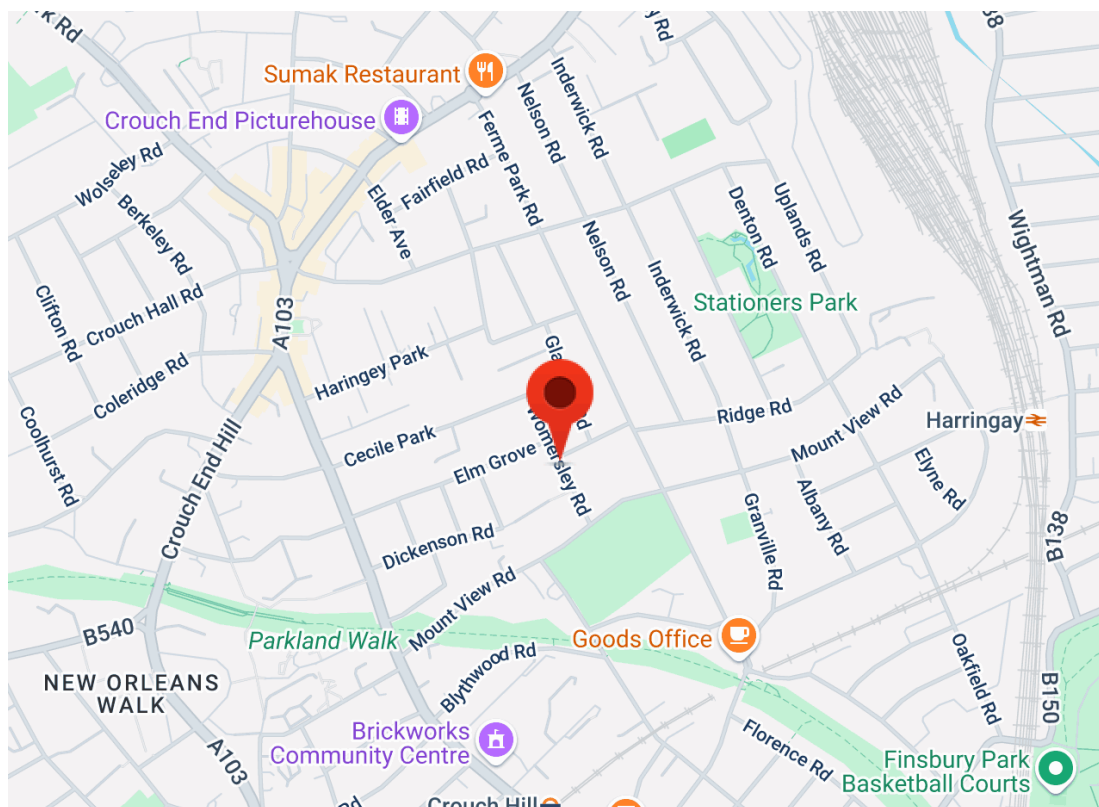


SECOND FLOOR

THIRD FLOOR

WOMERSLEY ROAD
TOTAL APPROX. FLOOR AREA 587 SQ.FT. (55 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+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure:

Share of Freehold

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

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

23 Ferme Park Road, Stroud
Green, London, N4 4DS

stroudgreen@hobarts.co.uk
www.hobartsproperty.co.uk

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.