



Womersley Road, Crouch End, N8 9AE

Asking Price £490,000

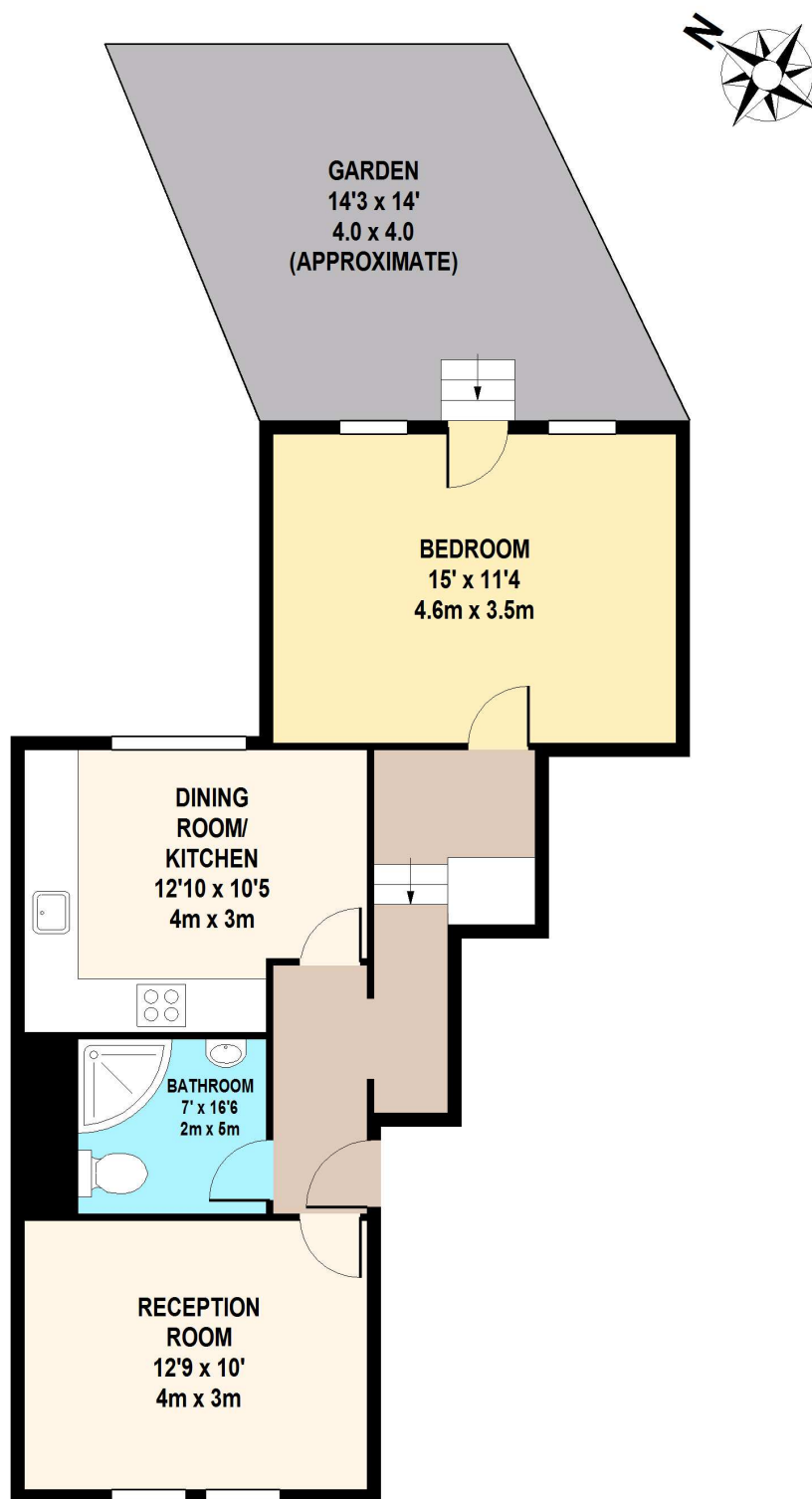
A bright converted one bedroom split level apartment on the raised ground floor of a large Victorian terraced house with its own private garden. Situated equal distance from Crouch End and Stroud Green and within easy reach of Finsbury Park and Crouch Hill stations with links to the city. The property comprises of double bedroom, shower room (newly fitted), large kitchen diner and separate reception room with access to patio garden. The property is finished to a high standard throughout and benefits from additional features of bike storage and double glazing. Chain free and share of freehold

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



- One double bedroom split level
- Fully fitted kitchen diner
- Garden set to paving
- Plenty of storage
- Crouch End shops 5 minute walk

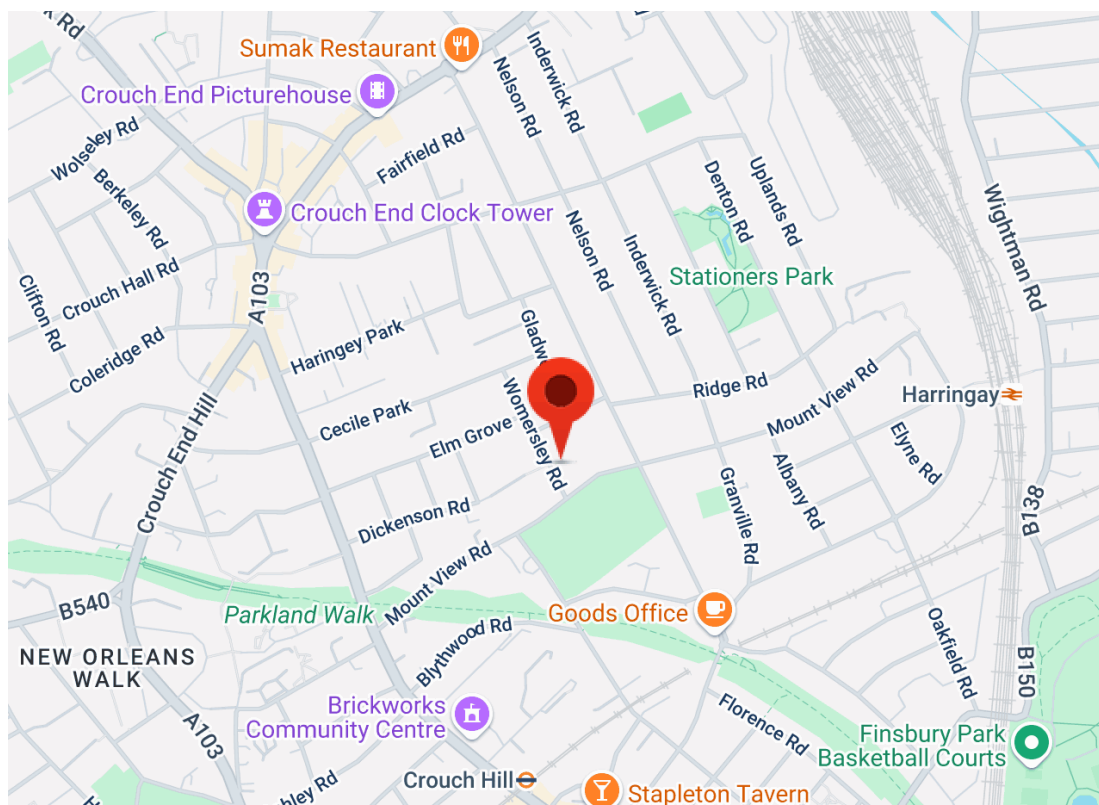
- Spacious reception room
- Spacious shower room
- Bike storage
- Quiet residential Road
- Transport links at Finsbury Park tube and Crouch Hill over ground train

**GROUND FLOOR**

2 WOMERSLEY ROAD

TOTAL APPROX. FLOOR AREA 587 SQ.FT. (54.5 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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

Address: Womersley Road, Crouch End, N8 9AE

Tenure:

Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

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Green, London, N4 4DS

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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.