

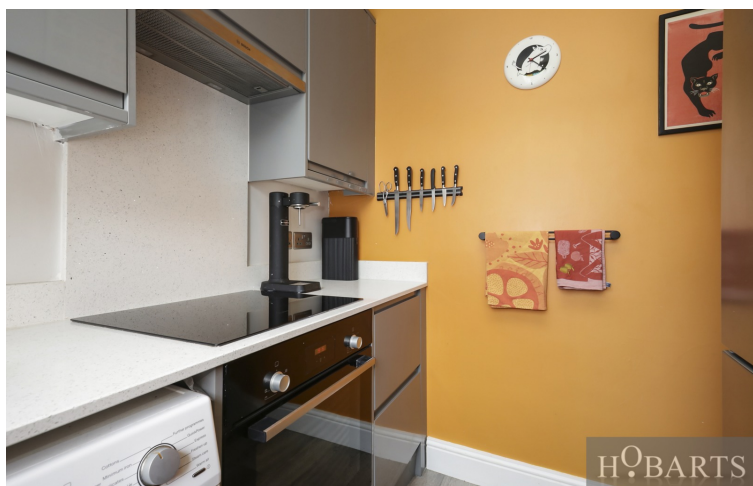


Ridge Road, London, N8

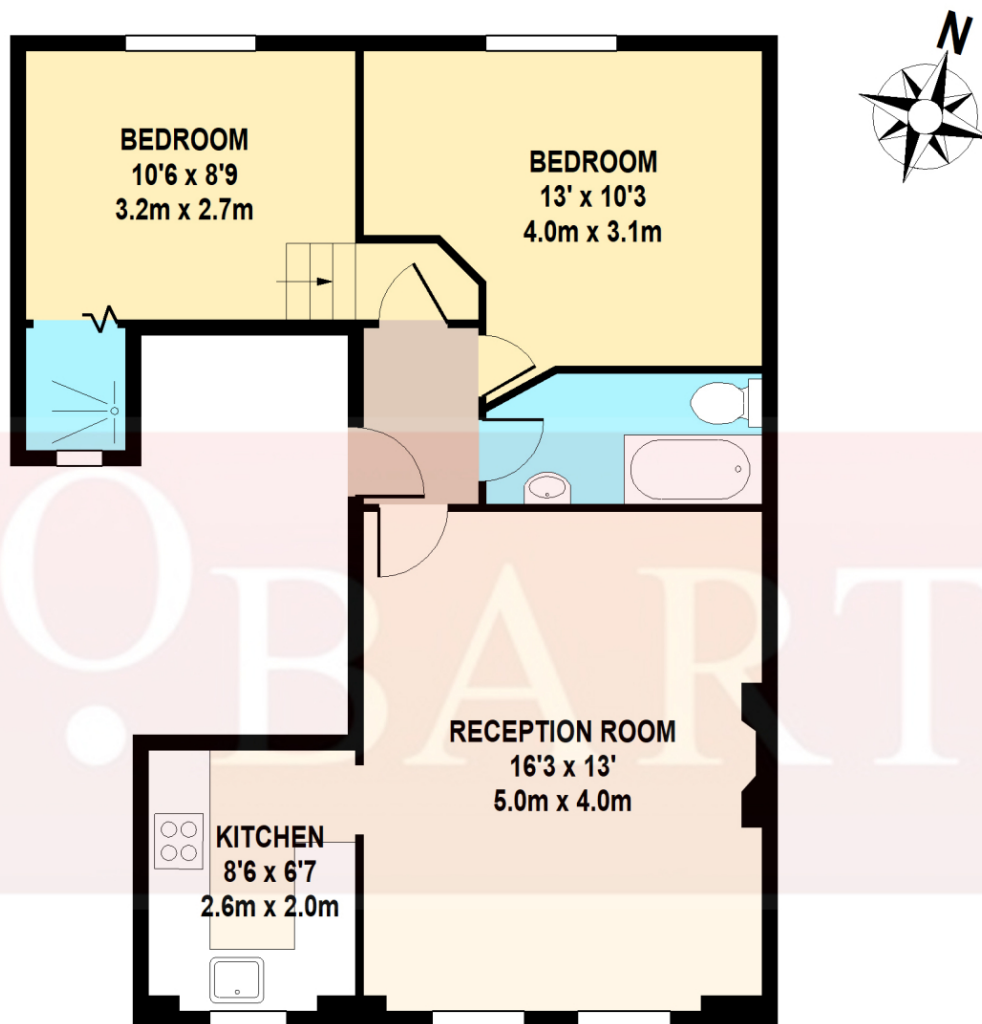
Offers in excess of £550,000

This beautifully presented two-bedroom apartment offers an ideal blend of modern comfort and everyday convenience. Featuring two generous double bedrooms, a stylish main bathroom, and a private ensuite shower room, the property also benefits from a spacious living area enhanced by double glazing throughout. The contemporary kitchen, newly fitted in 2023, provides a sleek and functional space for cooking and entertaining, while open views and an abundance of natural light create a bright and inviting atmosphere. Perfectly positioned just moments from Crouch End's vibrant Broadway, residents can enjoy an excellent selection of independent shops, boutiques, restaurants, and cafés right on the doorstep. Nearby green spaces including Priory Park, Weston Park, and the scenic Parkland Walk offer a wealth of outdoor leisure opportunities.

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



- Two double bedrooms
- Spacious living area
- Double glazing throughout
- Moments from Crouch End Broadway
- Excellent transport links
- Bright and filled with natural light
- Main bathroom & ensuite shower room
- New kitchen fitted 2023
- Fantastic open views
- Close to Priory Park & Parkland Walk
- 999-year lease



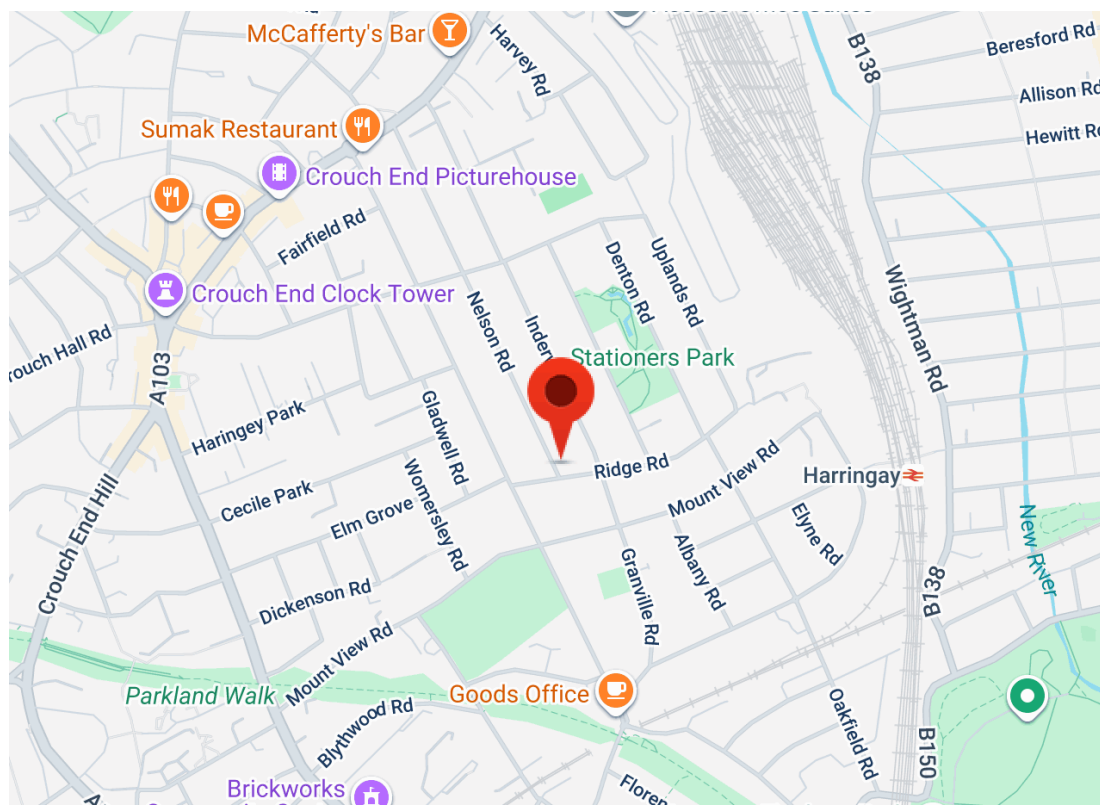
FIRST FLOOR

RIDGE ROAD
TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 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, 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:

Leasehold

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

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www.hobarts.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.