

Ella Road, Crouch End, London, N8 9EL

Asking Price £699,950

Set on the top floors of a period property, this two-bedroom split-level maisonette offers spacious living accommodation and is presented in good condition throughout. The property features a large reception room, separate galley kitchen, two double bedrooms and a bathroom with jacuzzi bath. Further benefits include a private garden with shed and side access, potential for a loft conversion (STPP), approximately 108 years remaining on the lease and is offered chain free.

Ideally located close to Crouch End, Stroud Green and Finsbury Park, with a wide range of cafés, shops, green spaces and excellent transport links into Central London.

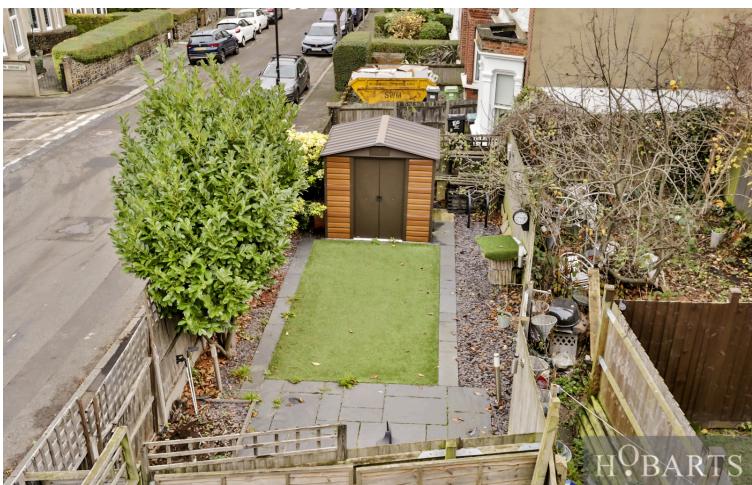
Hobarts Estate Agents

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

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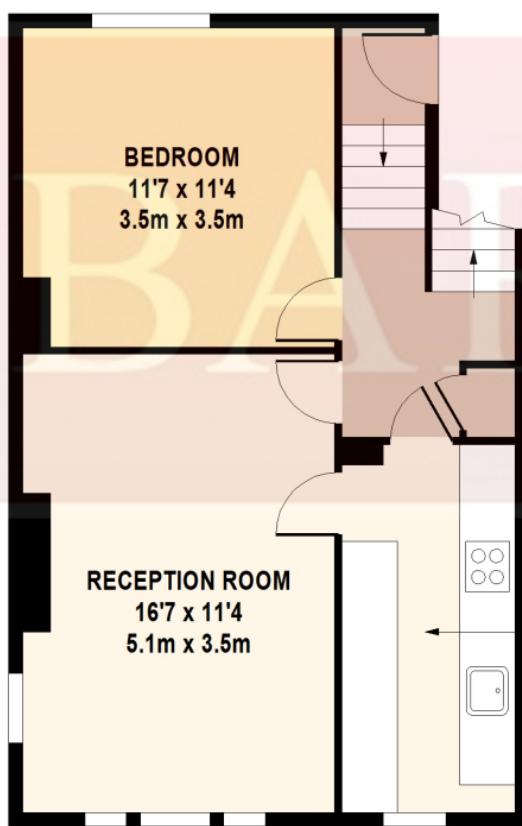
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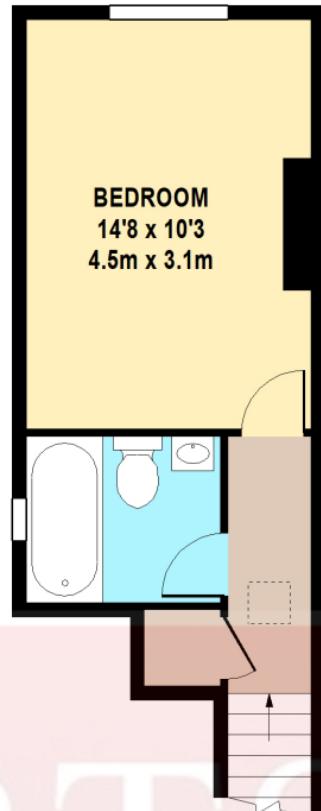
- Top-floor, split-level 2-bedroom maisonette
- Large reception room
- Separate galley kitchen
- Bathroom with jacuzzi bath
- Private garden with shed and side access
- Potential loft conversion (STPP)
- Chain free
- Close to Crouch End, Stroud Green & Finsbury Park



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KITCHEN
13'3 x 6'3
4.0m x 1.9m

RECEPTION ROOM
16'7 x 11'4
5.1m x 3.5m

BEDROOM
11'7 x 11'4
3.5m x 3.5m

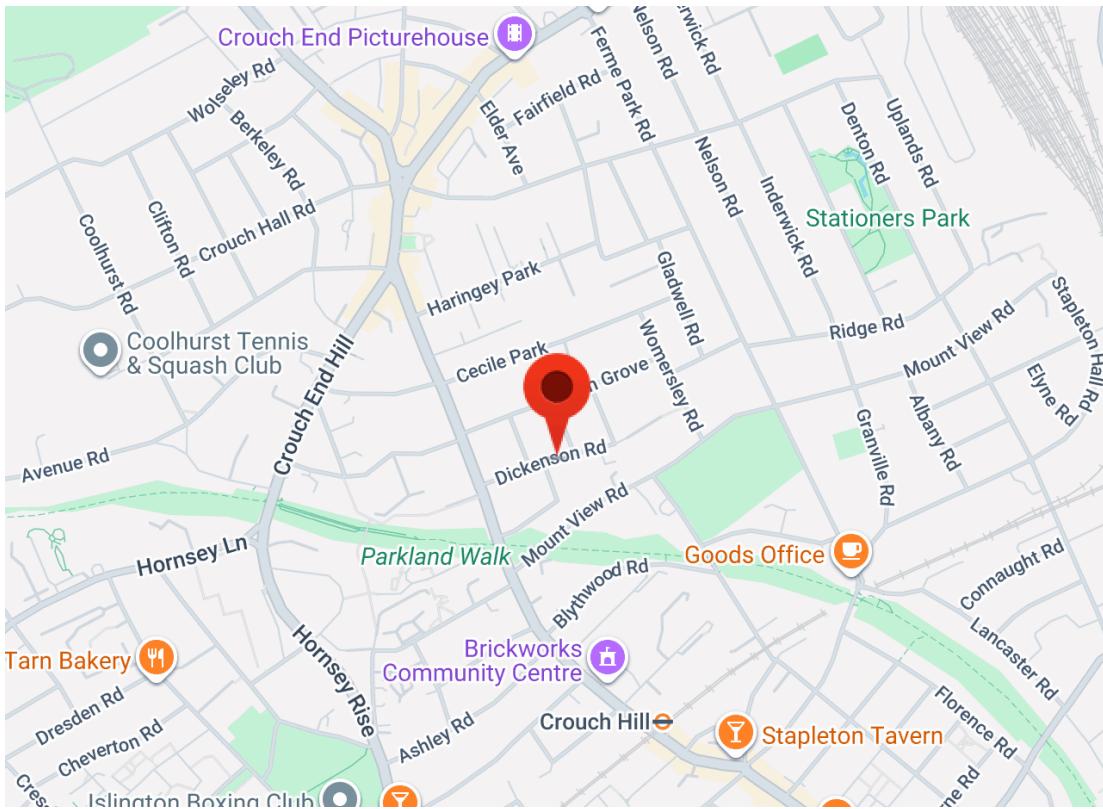
BEDROOM
14'8 x 10'3
4.5m x 3.1m

ELLA ROAD
TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67 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		
55-68	D	56 D	65 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:

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