



CONTEMPORARY STYLED AND TASTEFULLY PRESENTED FOUR- BEDROOM TOWN HOUSE WITH INTERNAL ACCOMMODATION LAID OUT OVER THREE FLOORS. The accommodation comprises of a large open-plan fitted kitchen/living area to the ground floor, stairs lead up to the first-floor landing area with two bedrooms and a family bath/shower room/WC. Stairs continue up to the top (second floor) where there are two more bedrooms and an additional shower room/WC. There is a private enclosed courtyard/garden to the rear. Ideally located for Hornsey National Rail station (20/25 Mins City/West End), Crouch End Broadway with it's numerous shops, cafe bars and restaurants and close to the wonderful green-open spaces of Alexandra Park & palace.

Wavel Mews, Crouch End, London N8

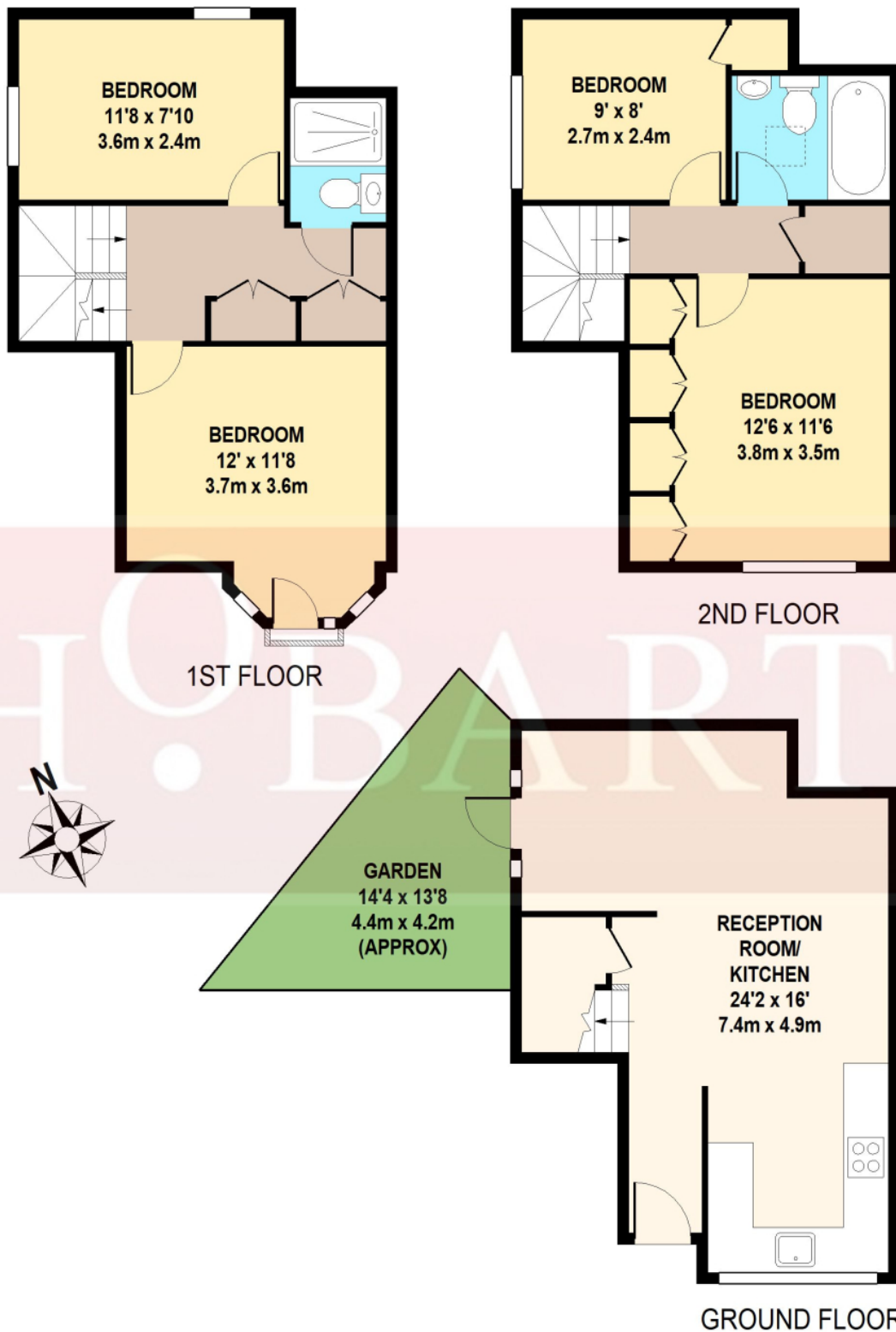
Freehold | £895,000

HOBARTS - LONDON (North)  
3 Crescent Road, Alexandra Park, London N22 7RP  
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0208 348 3333



- Four Bedrooms
- Own Private Rear Courtyard/Garden
- Close to All Other amenities
- Private Gated Development
- Close to Alexandra Park & Palace

- Two Bath/Shower Rooms/WC's
- Off Street Parking
- Secure Double-Glazing
- Close to Ofsted Highly Rated Schools
- 24 x 16' approx. Fitted Kitchen/Combined Living area



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.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 84        |
| (69-80)                                     | <b>C</b> | 71                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

Address: Wavel Mews, N8

**Tenure:**  
Freehold

**Ground rent:**

**Service Charges:**

**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

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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.