



## Mount Pleasant Crescent, London, N4 4HP

£2,600 pcm

A stunning two bed cottage style house is offered to let in a sought after road in Stroud Green. The property offers two double bedrooms, a lovely light double reception room/dining room, family bathroom and a modern kitchen looking out on to the garden. The property is located close to the amenities on Stroud Green Road with its independent shops, restaurants, cafes and bars and with transport links at Finsbury Park Tube Station and Crouch Hill Rail Station providing access to the City and West End. The Parkland Walk and the open space of Finsbury Park a short walk. Available from the December, offered unfurnished.

\*For further information on our tenant fees please see the following page on our website: [www.hobarts.co.uk/letting-fees-and-charges.php](http://www.hobarts.co.uk/letting-fees-and-charges.php)

Registered Address: 23 Ferme Park Road, N4 4DS

stroudgreen@hobarts.co.uk

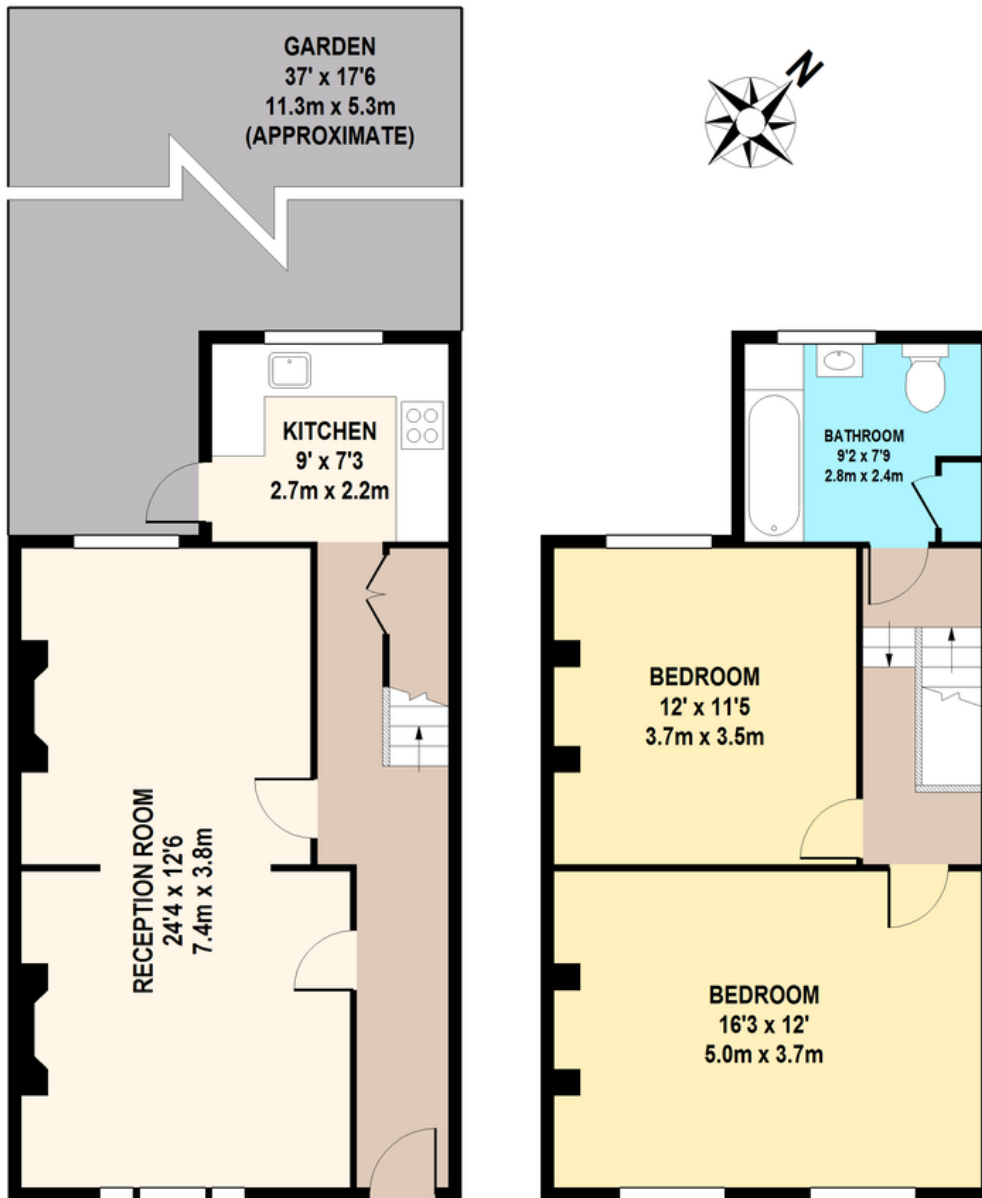
www.hobarts.co.uk

020 8342 9000



- Two double bedrooms
- Victorian house
- Double through reception with wooden floors
- Fully fitted kitchen
- Family bathroom

- Private garden
- Decorated through out
- Quiet and sought-after location
- Stroud Green and Crouch End amenities nearby
- Transport links at Crouch Hill over ground and Finsbury Park tube station

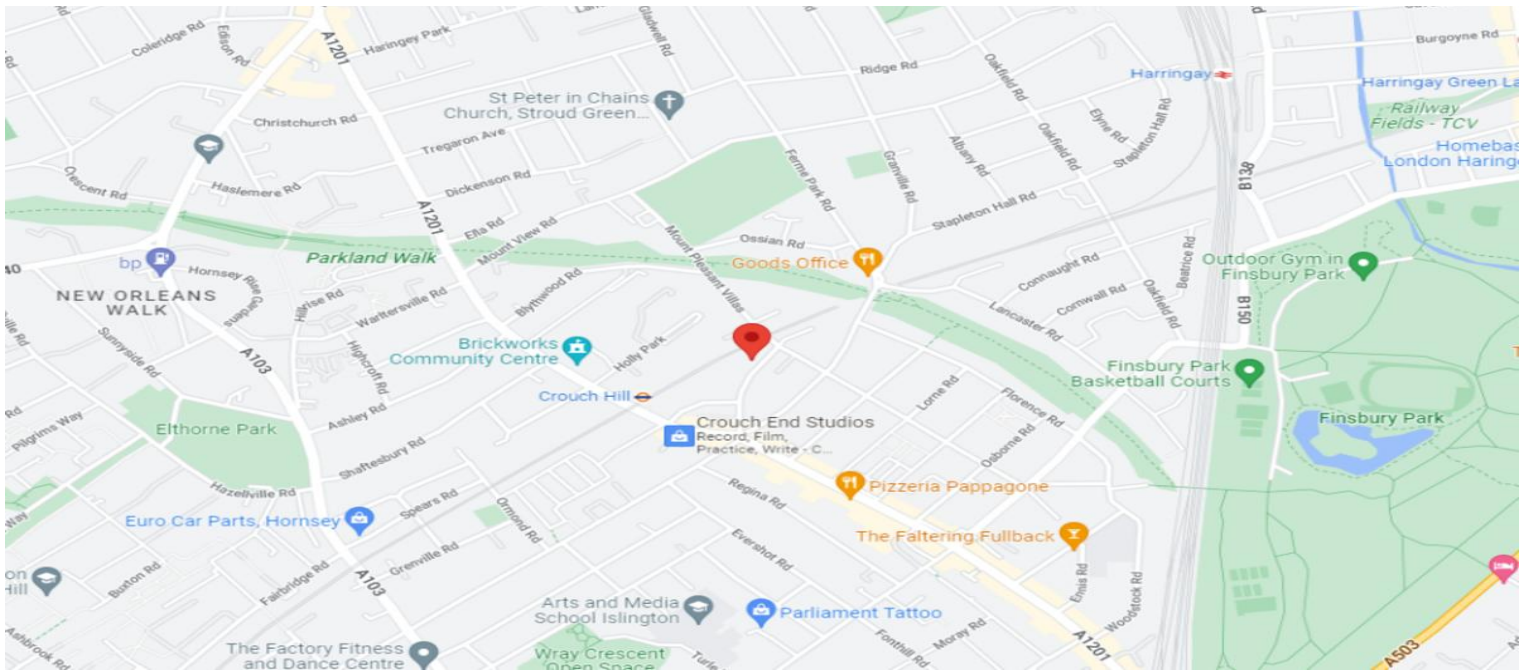


**GROUND FLOOR**

**1ST FLOOR**

**MOUNT PLEASANT CRESCENT  
TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**Local Authority:**  
Haringey London  
Borough Council

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS

**Contact:**  
23 Ferme Park Road  
N4 4DS

020 8342 9000  
stroudgreen@hobarts.co.uk  
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com

