



Flat

**19, CRESCENT ROAD,  
N8 8AL**

Per Calendar  
**£3,150**

Available: 1st August 2024

### FEATURES

- Three double bedrooms
- Two bathrooms (one ensuite)
- Communal garden with wrap around terrace
- Additional storage cupboards
- Separate fitted kitchen
- Bright and airy living room
- High ceilings
- Moments from Crouch End Broadway



**Huddletons**

# 3 Bedroom Flat located in London

\*Management Agent\* A fantastic three double bedroom flat set on the ground floor of a lovely period building moments from Crouch End Broadway.

Property comprises of three double bedrooms, two bathrooms (one ensuite), open plan living room with large windows that allow natural light to flood the space, separate kitchen and wrap around terrace with large communal garden.

Ample storage space with two additional cupboards. The property comes fully furnished with beds, wardrobes etc.


Call us on

**0207 205 4411**

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<http://www.huddletons.com>

**Council Tax Band**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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