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Crouch Hill, N8
£1,000,000 FOR SALE
Flat - Conversion



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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Crouch Hill, N8

£1,000,000

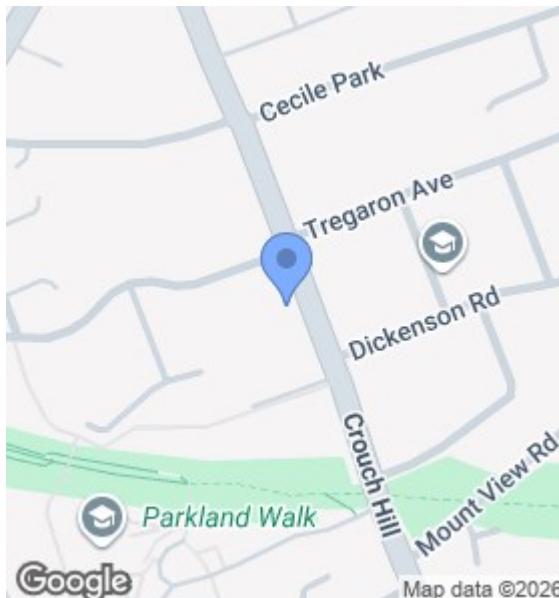
Description

Stunning 2-Bedroom Ground Floor Converted Flat – Crouch Hill, Crouch End, N8

A rare opportunity to acquire an exceptional ground floor converted flat offering over 1,200 sq ft of beautifully presented living space, set within one of Crouch End's most desirable residential pockets. This immaculate home blends generous proportions with refined finishes and the added luxury of a private garden, creating a truly special residence moments from the vibrant heart of N8.

Key Features

Tenure	Share of Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	

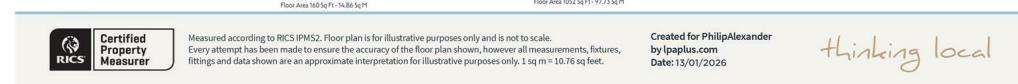


Floorplan

Crouch Hill, N8
Approx. Gross Internal Area 1212 Sq Ft - 112.59 Sq M



**Philip
Alexander**



EPC

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

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.