



## Elder Avenue, Crouch End, N8

### Offers in Excess of £625,000 Share of Freehold

44 highgate high street, highgate village, london, n6 5hx  
telephone 020 8348 8000 facsimile 020 8348 8232  
email [highgate@litchfields.com](mailto:highgate@litchfields.com) [litchfields.com](http://litchfields.com)  
offices also in hampstead garden suburb & crouch end



**Chain free ! A superb opportunity has arisen to purchase this stunning and immaculately presented first floor two double bedroom split level flat forming part of this imposing and beautiful period property. Excellently located in the heart of Crouch End, the property is situated on the corner of Elder Avenue and Fairfield Road and therefore within striking distance of the Broadway with its excellent shops and good transport links. The apartment boasts superb light and flexible living accommodation benefitting from direct access onto a lovely terrace overlooking neighbouring gardens. There is ample storage space in the flat .An early inspection is advised to avoid disappointment. EPC - D**



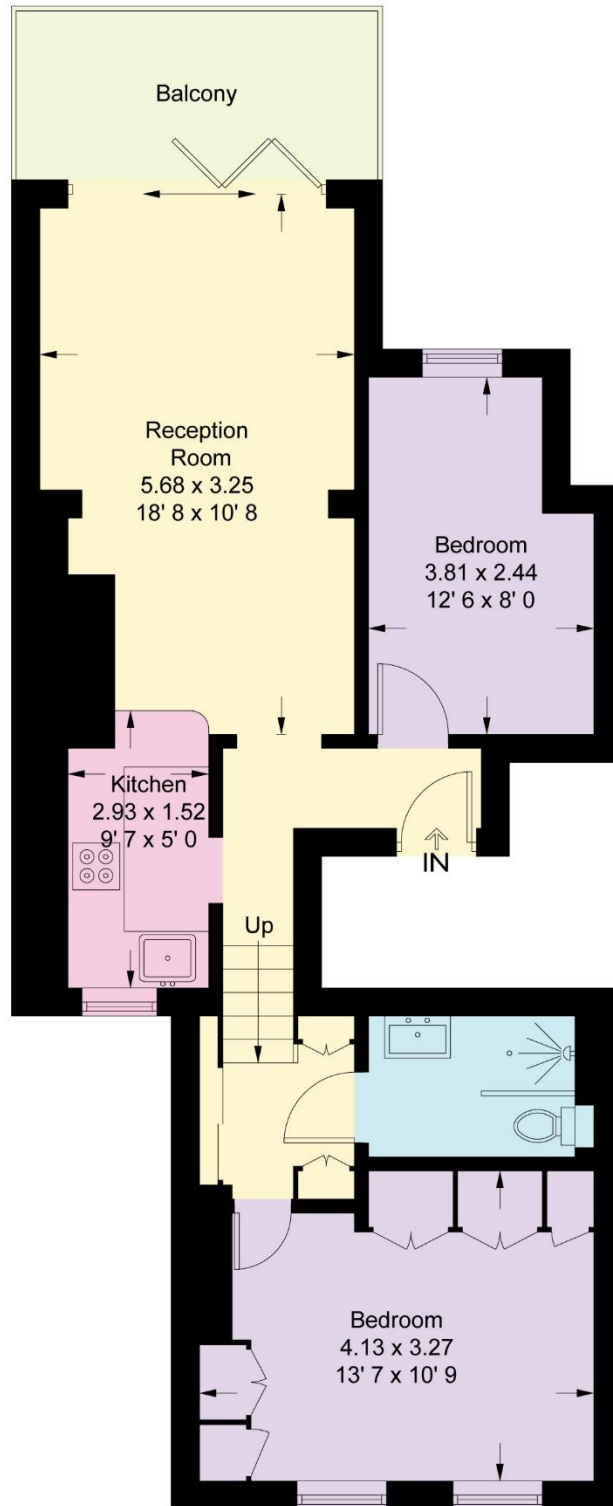


Communal Hallway

**Chain Free**  
**Share Of Freehold**  
**1st floor conversion**  
**Spacious reception**  
**2 Double bedrooms**  
**Kitchen | Shower room**  
**Split Level**  
**Private Terrace**  
**Ample Storage**  
**Central Crouch End Location**  
**Close to shops and transport**  
**EPC - D**

# Elder Avenue

Approximate Gross Internal Area = 631 sq ft / 58.6 sq m



**First Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.