



Elder Avenue, Crouch End, N8
£575,000 Share of Freehold

 **litchfields**

44 highgate high street, highgate village, london, n6 5hx
telephone 020 8348 8000 facsimile 020 8348 8232
email highgate@litchfields.com litchfields.com
offices also in hampstead garden suburb & crouch end



Litchfields are pleased to offer for sale an immaculately presented first floor split level one double bedroom flat forming part of this imposing and beautiful Victorian period property. The apartment is excellently located in the heart of Crouch End situated on the corner of Elder Avenue and Fairfield Road on a wide corner plot and therefore within striking distance of the Broadway with its excellent shops and good transport links. The apartment boasts superb light and spacious accommodation benefitting from direct access onto a lovely terrace overlooking neighbouring gardens. An early inspection is advised to avoid disappointment. EPC - C



1st floor split level conversion
Spacious reception room
Kitchen (New 2019 fully fitted)
Bedroom
Bathroom
Private Terrace
Share Of Freehold
Central Crouch End Location
Close to Shops and transport
End of terrace House on a wide corner plot
EPC Rating - C





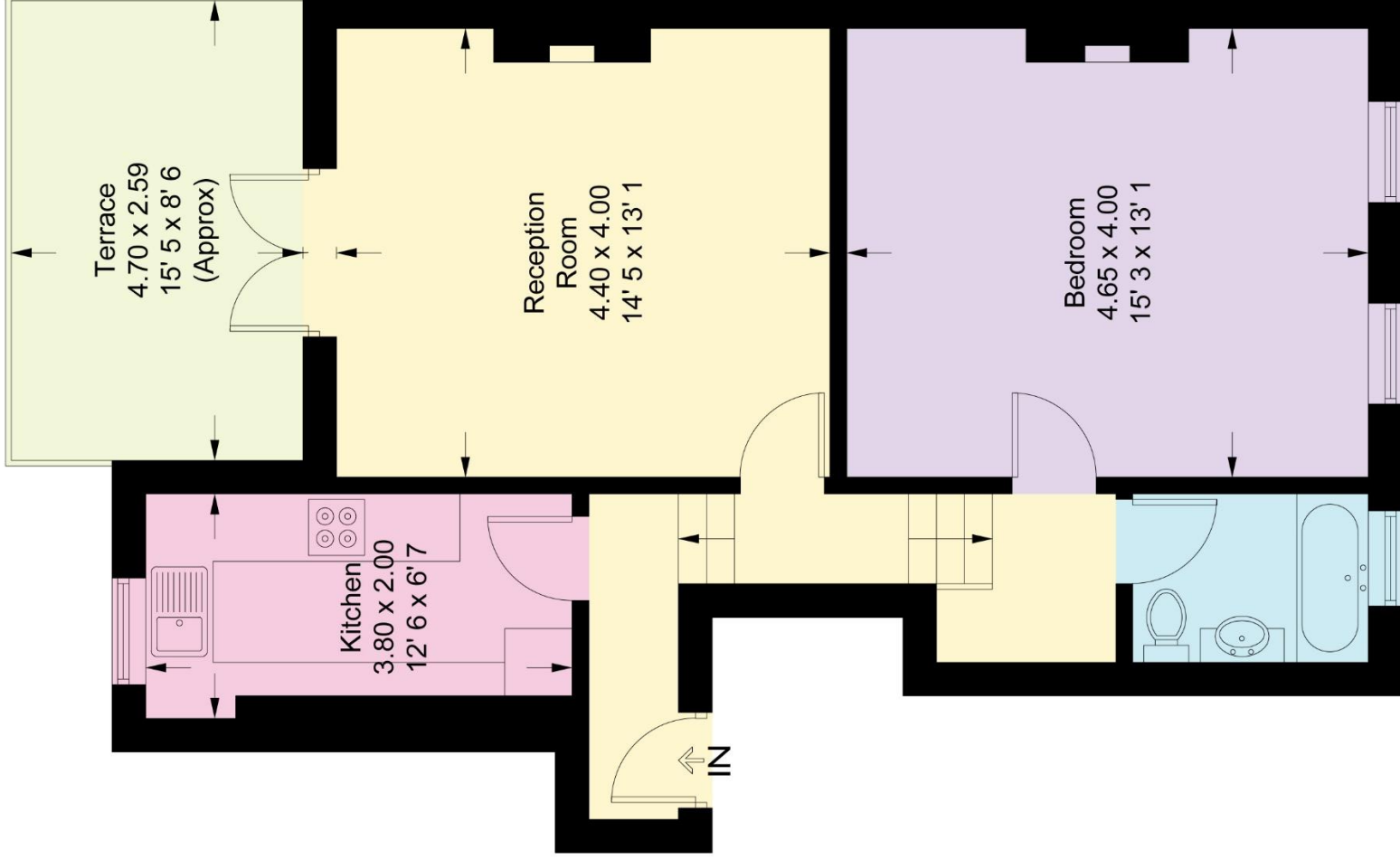
Communal Hallway

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Elder Avenue



Approximate Gross Internal Area = 607 sq ft / 56.4 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.