



Crouch Hill, N4 4AJ

Guide Price £785,000
Share of Freehold



Crouch Hill N4

We are delighted to present this exceptional two double bedroom apartment, arranged over the top two floors of a beautifully converted Victorian building. This brand-new conversion is ready for its first occupants, offering a generous 901 sq ft / 83.7 sq m of light and airy internal space.

The apartment is accessed via a ground floor communal entrance shared with just one other flat and opens up into a large split-level hallway, enhancing the sense of space and provides direct access to a south-west facing roof terrace, perfect for relaxing in the sun or entertaining. On the second floor, you'll find two well-proportioned double bedrooms, both featuring coving and wooden floors with the front bedroom also boasting a beautiful period style fireplace. Double-glazed sash windows ensure excellent heat retention and noise reduction while preserving the period character of the property. Adjacent to the bedrooms, a fully tiled three-piece bathroom suite with shower bath, floating wash hand basin, large, heated towel rail, and inset WC.

Moving up to the impressive top floor, you'll discover a stunning open-plan kitchen and reception space. Crisp white walls and wooden flooring complement the minimalistic kitchen, which is equipped with an oven, gas hob, microwave, fridge freezer, dishwasher, and washing machine. This exceptional space is bathed in natural light from two large Velux windows and a full wall of bi-fold double-glazed windows that open to a Juliet balcony. It's the perfect room to enjoy late afternoon sunshine with panoramic views over the London landscape. Additionally, there is ample built-in storage in the eaves.

Located on Crouch Hill, equidistant between Finsbury Park station (Victoria & Piccadilly lines, National Rail & Thameslink services) and Crouch End, and only a stone's throw from Crouch Hill Overground, this apartment offers an excellent array of local bars, restaurants, and shopping amenities. The popular Parkland Walk nature reserve is just a couple of minutes' walk away, perfect for dog walking, jogging, or an enjoyable stroll. Additionally, the flat is within the catchment of several sought-after schools and nurseries.

NB. Photos have been virtually staged to demonstrate how the space may be arranged. Share of Freehold will be issued when all three units have been sold.

Chain Free | Share of Freehold - 999 new lease | New conversion | Two double bedrooms | South-west facing roof terrace | Wonderfully light and airy | Wooden floors | Fully double glazed | Utility cupboard & storage in the eaves | Spectacular top floor living space with bi-fold windows and Juliet balcony







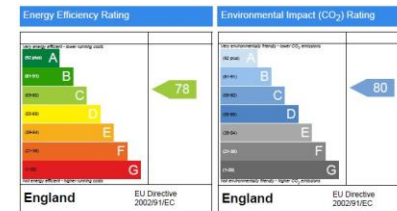
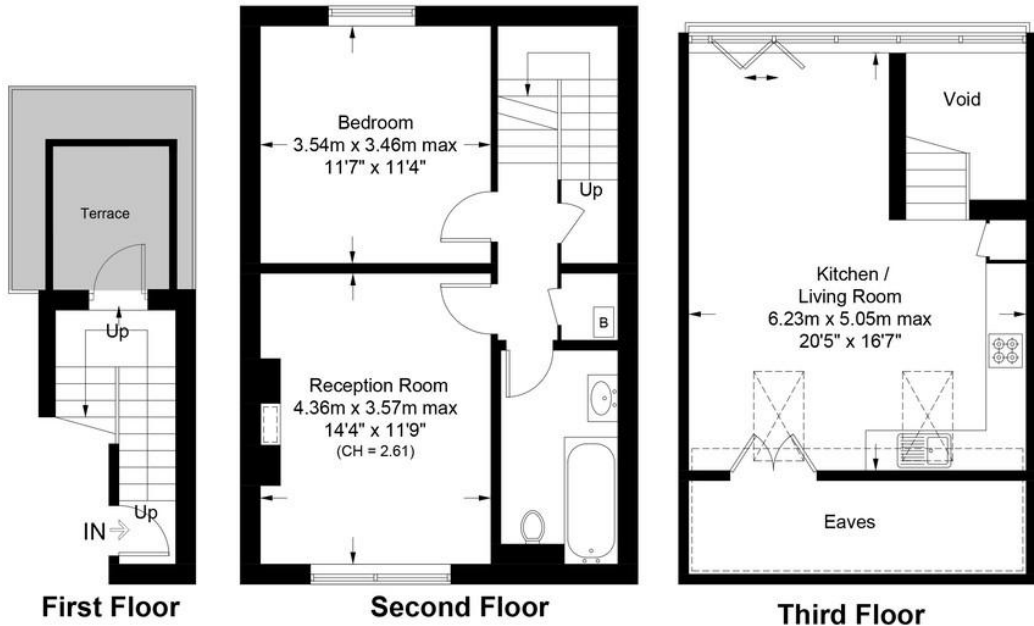
Crouch Hill, N4

Approximate Gross Internal Area = 797 sq ft / 74 sq m
Eaves / Reduced Headroom = 104 sq ft / 9.7 sq m
Total = 901 sq ft / 83.7 sq m
(Excluding Void)

DAVID ANDREW

your most valuable asset

= Reduced headroom below 1.5m / 5'0



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1087565)



Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

