

Wolseley Road, Crouch End, N8

Share of Freehold

£850,000

litchfields

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Offices also in Hampstead Garden Suburb

litchfields limited registered in england no.2373684 registered office 470a Green Lanes, London, N13 5P



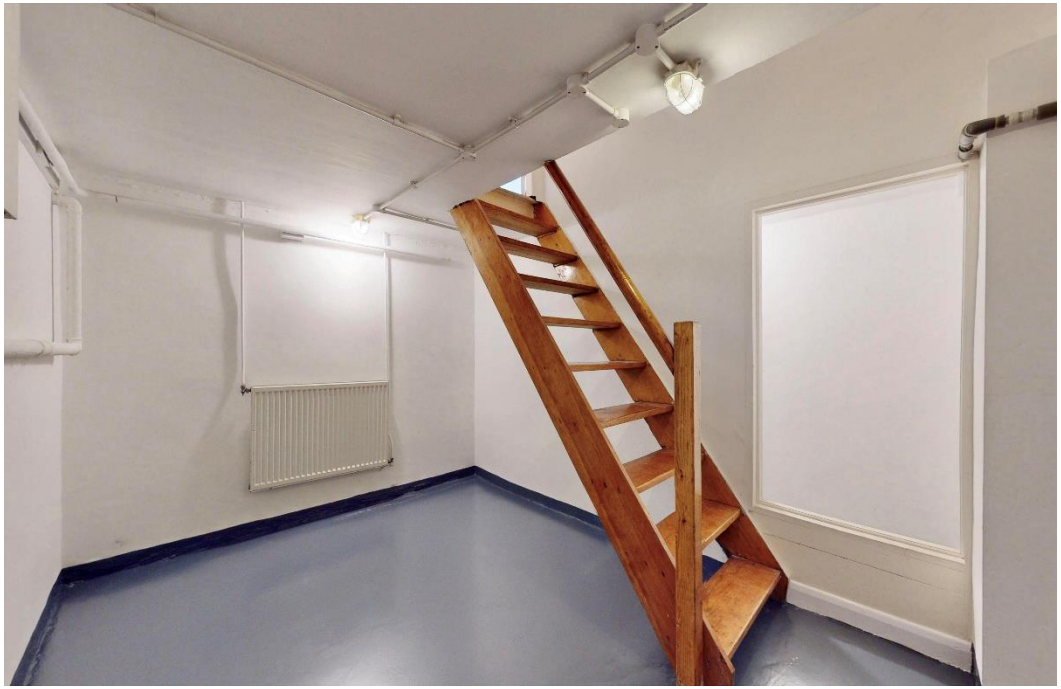
We are pleased to offer this super, characterful two bedroom raised ground floor garden flat in an elegant period conversion on the Highgate-Crouch End borders. The spacious reception room has high ceilings, stripped wooden floor, original cornicing and a feature fireplace and this sunny room opens on to a kitchen-breakfast room with direct access to the 65' south facing private patio and rear garden. There are two bedrooms, the master with built-in storage and an en-suite bathroom with separate shower cubicle. Further benefits include a guest cloakroom and a lower ground floor level which provides a utility room and ample storage/workshop space. The flat is very conveniently located for quick access to Highgate tube (Northern Line), the Parkland Walk, Highgate and Queen's Woods, Historic Highgate Village and bustling Crouch End Broadway with its array of shops, restaurants and entertainment venues. Offered with a Share of the Freehold and Chain Free.



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- Spacious, characterful, raised ground floor flat in period conversion
- Wooden flooring throughout
- Large bright reception with high ceiling & feature fireplace
- Kitchen breakfast room
- 2 bedrooms
- Bathroom with separate shower
- Guest cloakroom
- Large basement with utility room and studio space/storage
- Private south facing 65' rear patio and garden
- N6/N8 borders, close to tube, Woods, Village and Crouch End Broadway
- EPC - C



Wolseley Road

Approximate Gross Internal Area = 1055 sq ft / 98 sq m



Basement
198 sq ft / 18.4 sq m

Ground Floor
857 sq ft / 79.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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