

Phoenix House, Waverley Road, Crouch End, London, N8 9QU

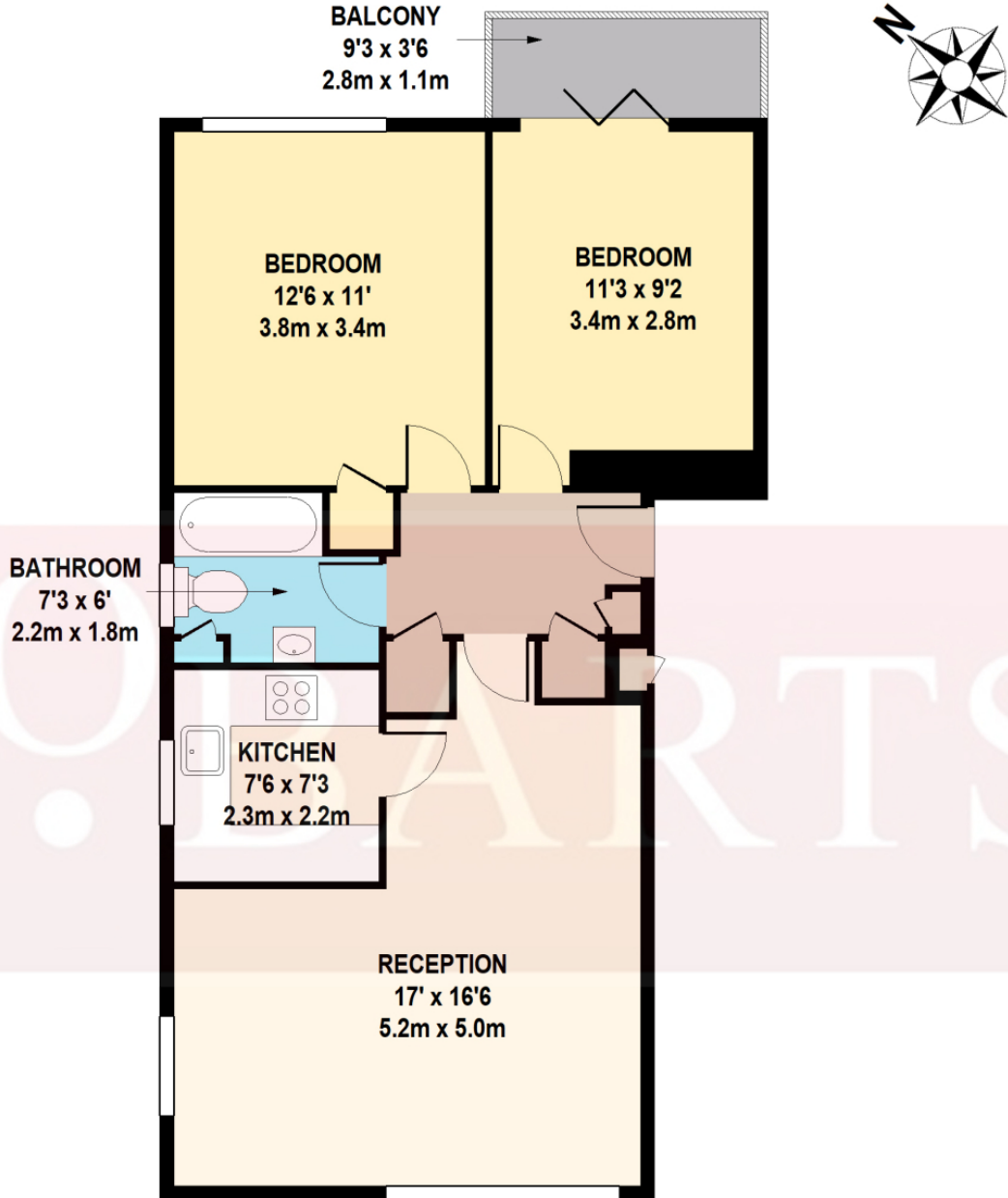
Asking Price £485,000

A bright and well-proportioned two double bedroom second floor apartment with a private balcony set within a small, 1960s purpose-built development in the heart of Crouch End. Lots of built in storage, big picture windows which make the most of both the morning light and setting sun, off-street parking, communal gardens and a useful basement storage area. In addition, residents also have access to a community room; ideal as a work-from-home space or occasional guest accommodation. Further benefits include share of freehold, potential garage by separate arrangement and a chain free sale. Directly opposite the highly sought-after Coleridge Primary School and just a few minutes' walk to Crouch End Broadway for shopping, restaurants and entertainment. Finsbury Park is within easy reach for excellent transport links.

Hobarts Estate Agents  
23 Ferme Park Road, Stroud Green, London, N4 4DS  
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442083429000



- Two double bedrooms
- Share of freehold
- Communal gardens
- Community room for residents
- Chain free
- Private balcony
- Off-street parking
- Basement storage area
- Potential garage available by arrangement
- Opposite Coleridge Primary School



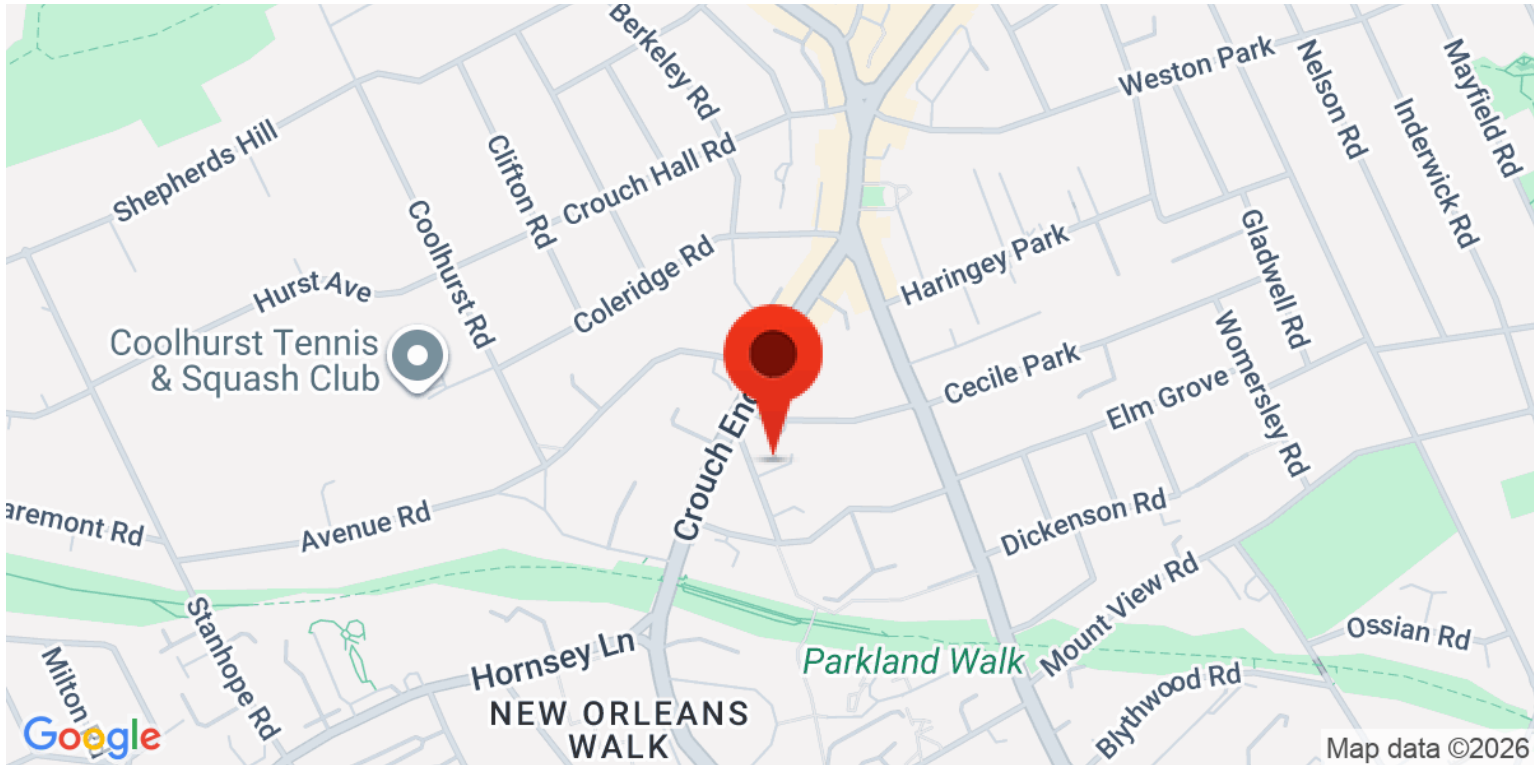
SECOND FLOOR

PHOENIX HOUSE  
 TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Tenure:**

Share of Freehold

**Ground rent:**

**Service Charges:**

**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
442083429000

**Contact:**

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Green, London, N4 4DS

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