



Eden House New Road, Crouch End, London, N8 8TA

welcome to

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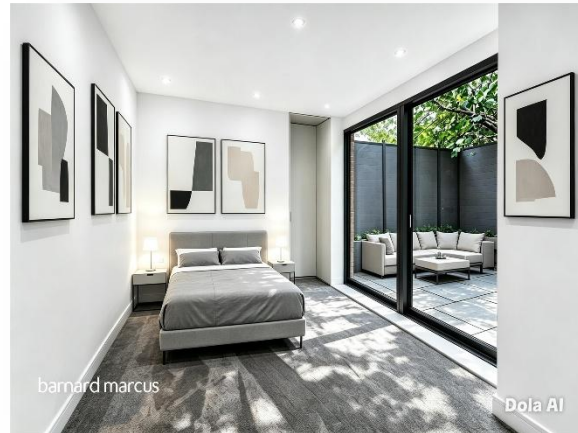
Nearing Completion, & part of an exceptional New Development of bespoke 1 & 2 bedroom apartments, this two-bedroom property is quietly located on the ground floor of this newly converted contemporary building, and allows direct access to the pretty patio garden from both the Bedroom & Reception

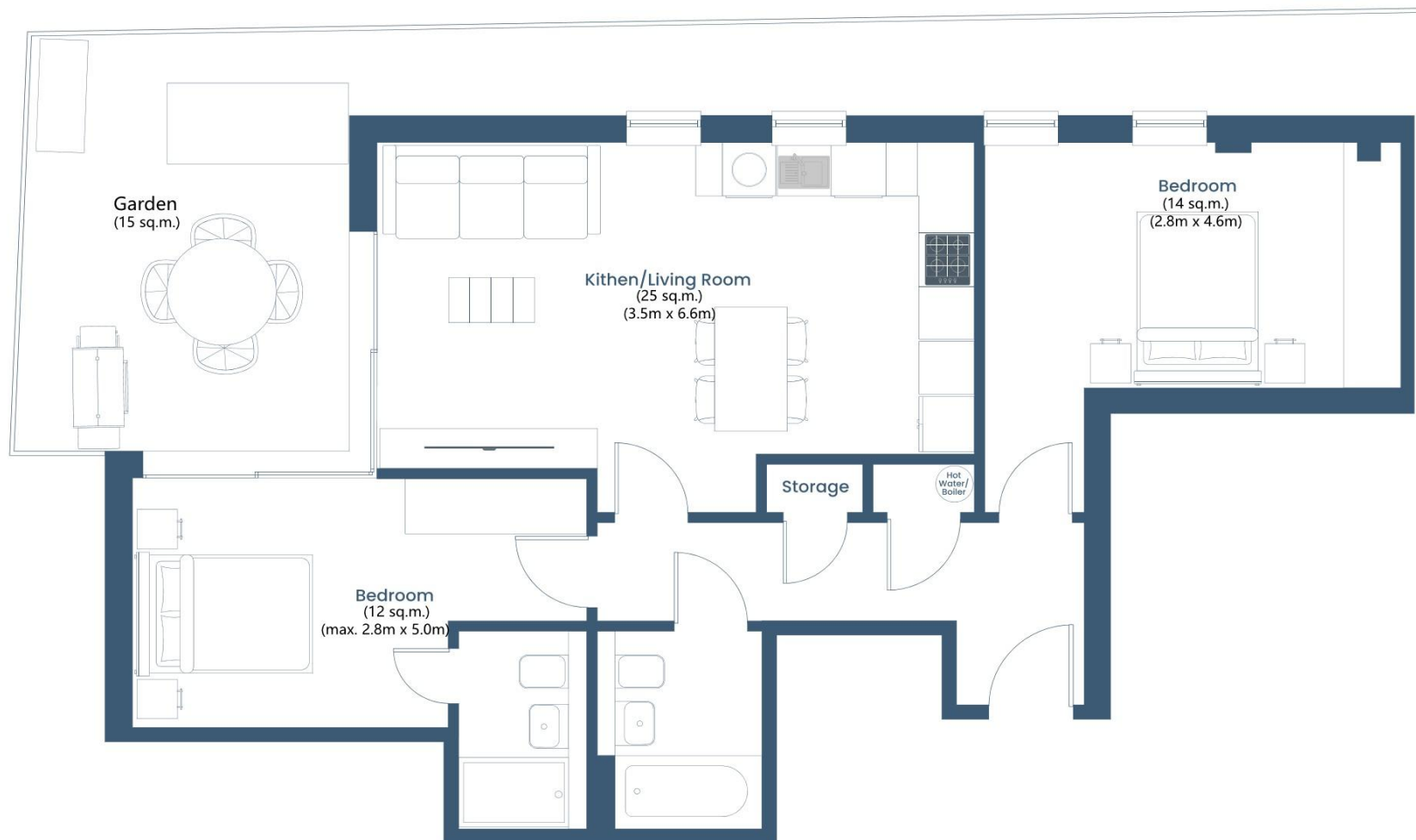
Internally, this stunning new-build home features a bespoke designed high-end kitchen comprising stylish units with quartz-stone work surfaces and glass splashbacks, together with a full range of integrated appliances including electric oven, hob & extractor hood, fridge/freezer, microwave, dishwasher, washing machine, instant hot-tap and waste disposal.

The fully-tiled bathroom offers a bath with shower over, whilst the apartment is enhanced by the engineered hardwood flooring throughout the entrance hallway and living space, with plush carpet to the bedrooms. Heating and ventilation are provided by modern, low-impact, Air Source Heat Pump and MVHR ensuring comfort and energy efficiency throughout the seasons.

Accessed via a private courtyard, this quiet development is situated close to the heart of Crouch End, with its delightful village feel combining an excellent range of independent shops, restaurants and cafés with convenient access to excellent transport links including Highgate Underground (Northern) Crouch Hill (Overground) and Hornsey (Great Northern) in addition to a plethora of bus routes. Extensive leisure facilities are also close by, with easy access to Alexandra Palace & Park, Priory Park, and the renowned Parkland Walk.

NB - some photographs are computer generated





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Eden House, 3 New Road, Crouch End, N8 8TA

welcome to

Eden House New Road, Crouch End, London

- Contemporary New Apartment
- Quiet but Convenient Location
- High-End Finish
- Private Patio Garden
- Bespoke Kitchen & Bathroom

Tenure: Leasehold EPC Rating: To Follow

Service Charge: Approx £2,000

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106530



Property Ref:
MUH106530 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



barnardmarcus.co.uk