



Ferne Park Road, Crouch End, N8 9RY

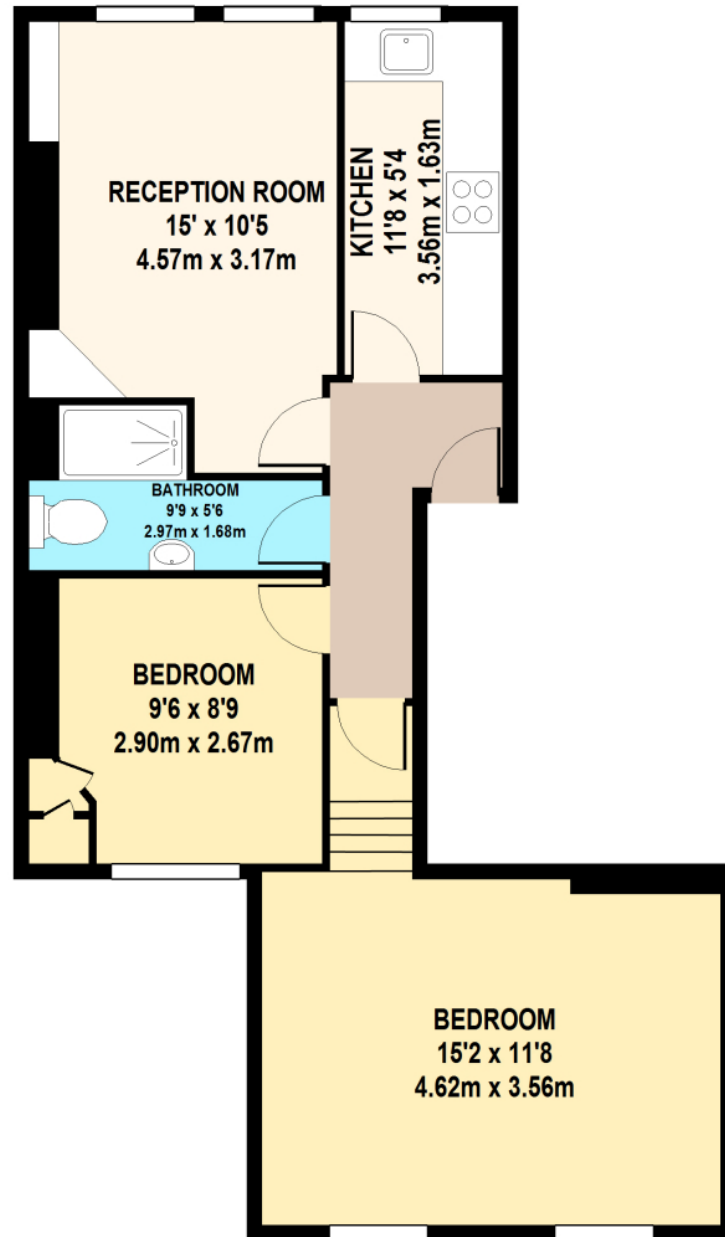
Asking Price £485,000

Set within a charming Victorian property, this bright and spacious first-floor apartment offers two generous double bedrooms and access to a communal garden. Ideally located within easy reach of Crouch End Broadway, it's also perfectly placed for transport, with Finsbury Park Underground and Harringay BR close by, providing quick links into the City and West End. The flat features a modern kitchen, separate reception room and a newly fitted shower room, making it a comfortable and well-balanced home.

Hobarts Estate Agents  
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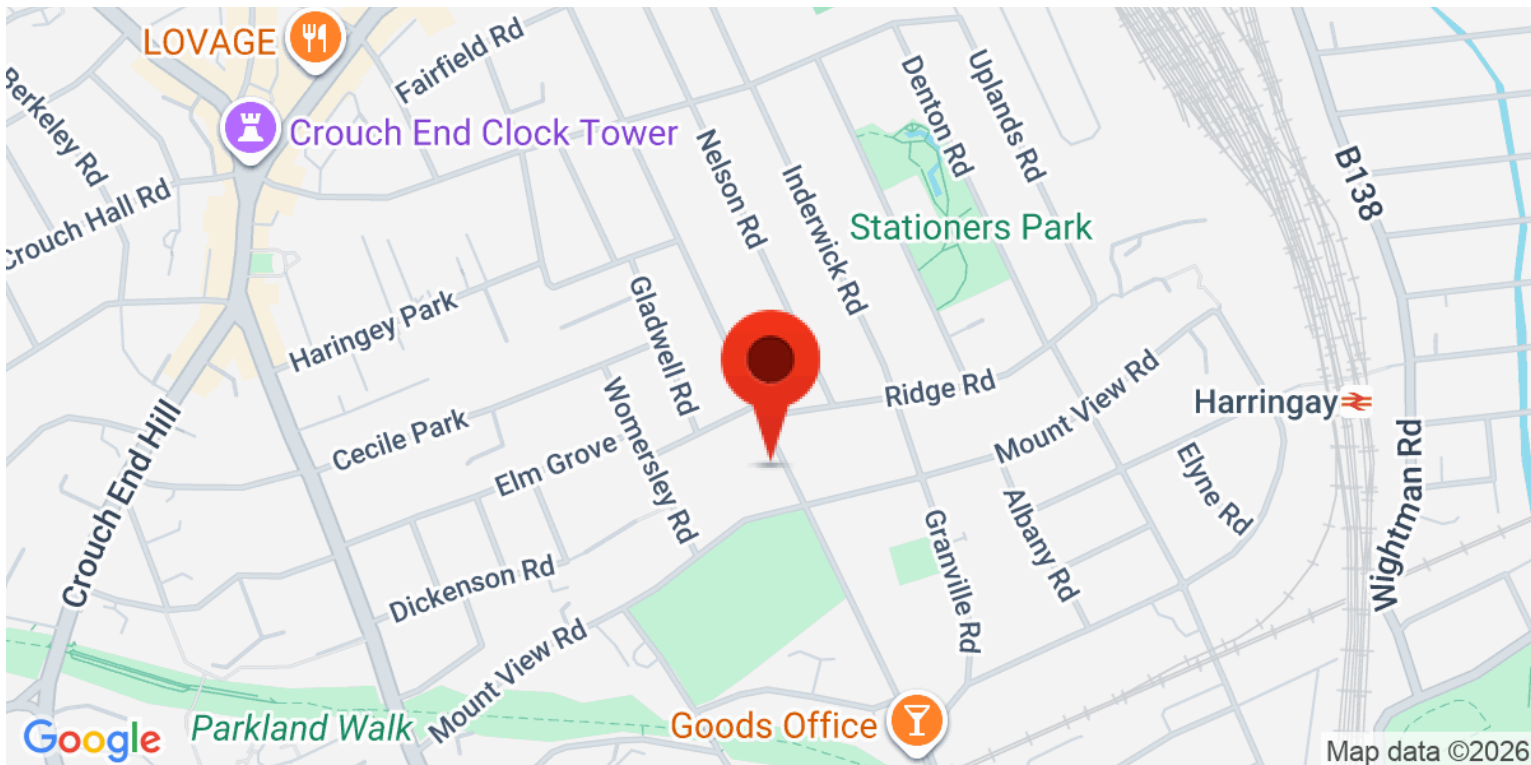
- First-floor flat in a period property
- Separate kitchen
- Communal garden
- Transport links at Finsbury Park
- Two bedrooms
- Shower room
- Close to Crouch End Broadway
- The Parkland Walk nearby



### 1ST FLOOR

FERME PARK ROAD  
TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Crouch End, N8

**Tenure:**

Leasehold

**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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