HOBARTS









Ridge Road, Crouch End, LONDON, N8 9LE — Asking Price £525,000

A beautifully modernised one-bedroom flat finished to a high standard throughout, offering stylish and well-presented in a desirable Crouch End location. The property further benefits from a long lease and a share of the freehold and the added advantage of no ground rent or service charge. Ideally positioned for the independent shops, cafés and restaurants of Crouch End Broadway, this is an excellent opportunity for buyers seeking a well-maintained home in a popular North London neighbourhood.

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobarts.co.uk
+442083429000





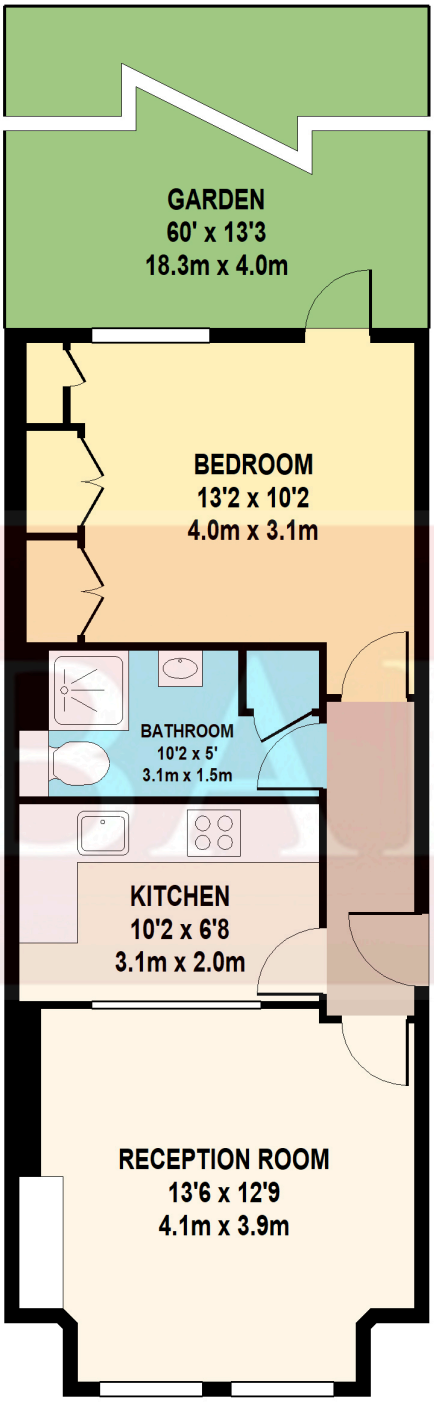








- Spacious one-bedroom garden flat
- EPC rating D (63/100)
- Close to Crouch End Broadway
- Excellent local amenities nearby
- Contemporary shower room
- 999-year lease
- Large private rear garden
- Finished to a high standard throughout
- Walking distance to Hornsey & Crouch Hill stations
- Modern fitted kitchen
- Share of freehold
- No ground rent or service charge

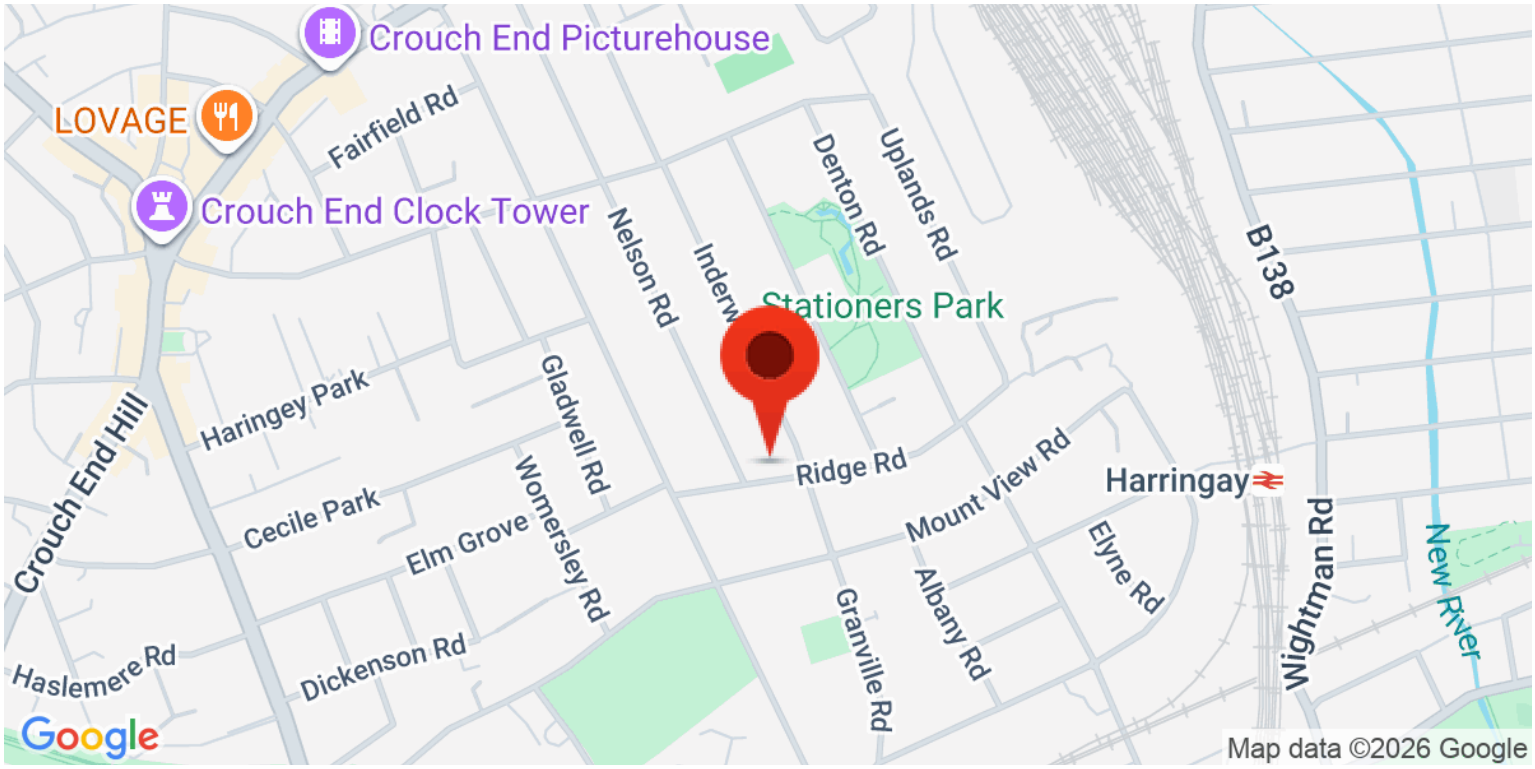


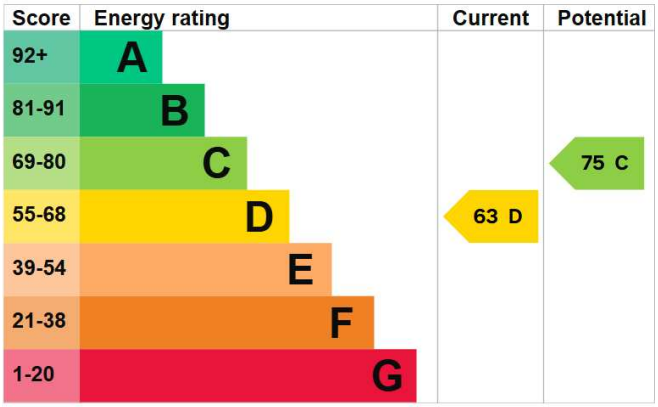


GROUND FLOOR

RIDGE ROAD
TOTAL APPROX. FLOOR AREA 466 SQ.FT. (43 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.





Tenure:
Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:
Strictly by appointment via HOBARTS ESTATE AGENTS
+442083429000

Contact:
23 Ferme Park Road, Stroud Green, London, N4 4DS

stroudgreen@hobarts.co.uk
www.hobarts.co.uk

These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.