



Stylish and tastefully presented substantial four-double bedroom late-Victorian 'family home' with accommodation laid out over three floors. In addition, the internal accommodation comprises two inter-connecting reception rooms, a 21'6 fitted open plan kitchen/diner and two bath/shower rooms/WC's and a with a beautifully stocked large rear garden The property retains many fine period features and characteristics reminiscent of a bygone era and is ideally located close to the Crouch End Broadway/Highgate borders for all amenities including Hornsey National Rail Station (15/20 Mins City/West End) good schools, shops and within close proximity to the wonderful green surroundings of Alexandra Park and Palace. ** POTENTIAL TO EXTEND TO THE REAR **

Edison Road, Crouch End, London, N8 8AE

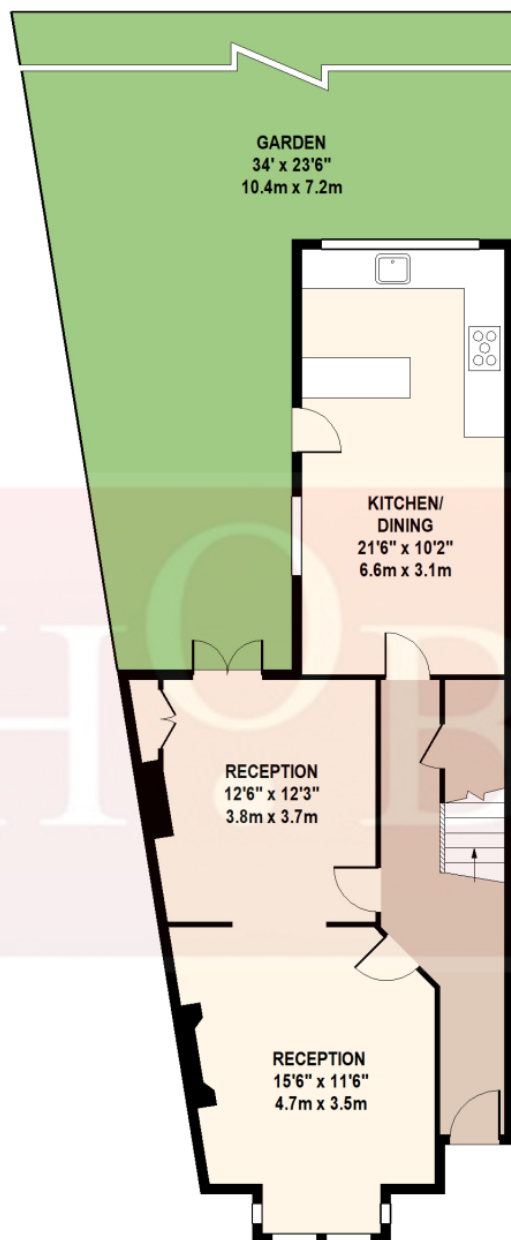
£1,499,950 | Freehold

HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

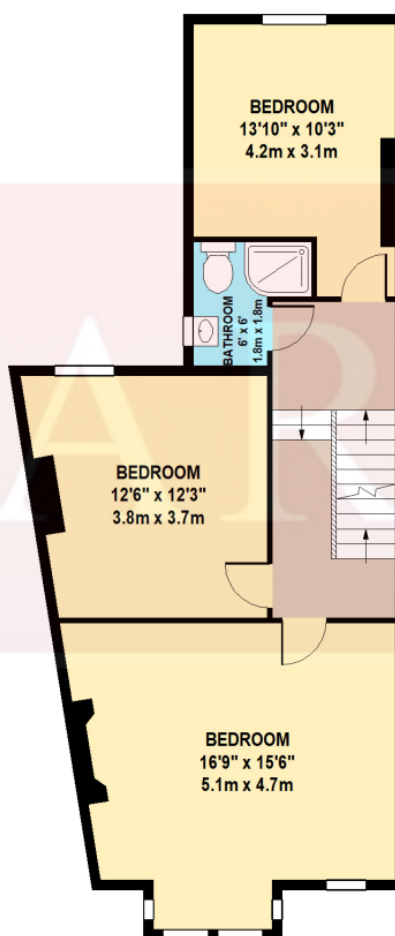
sales@hobartsproperty.co.uk
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0208 348 3333



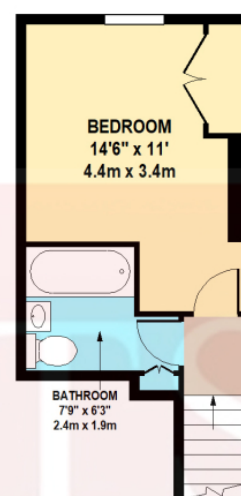
- Late Victorian Dwelling
- 21'6 Fitted Kitchen/Diner
- Close to Crouch End Broadway
- Two-Inter-Connecting Receptions
- Close to National Rail (20/25 Mins City/West End)
- Two Bath/Shower Room/WC's
- Four-Double Bedrooms
- Close to Schools/Shops/All Amenities
- Many Fine Period Features



GROUND FLOOR



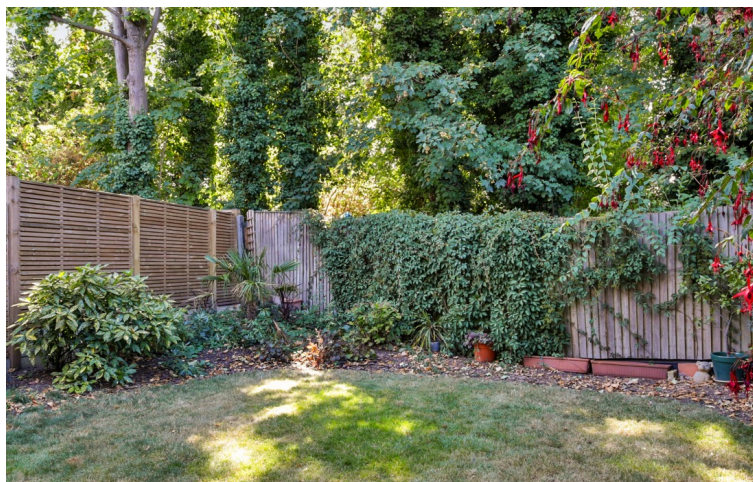
1ST FLOOR



2ND FLOOR

EDISON ROAD
TOTAL APPROX. FLOOR AREA 1504 SQ.FT. (140 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	65	79
EU Directive 2002/91/EC		

Address: Edison Road, Crouch End, London, N8

Tenure:
Freehold

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

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www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



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.