

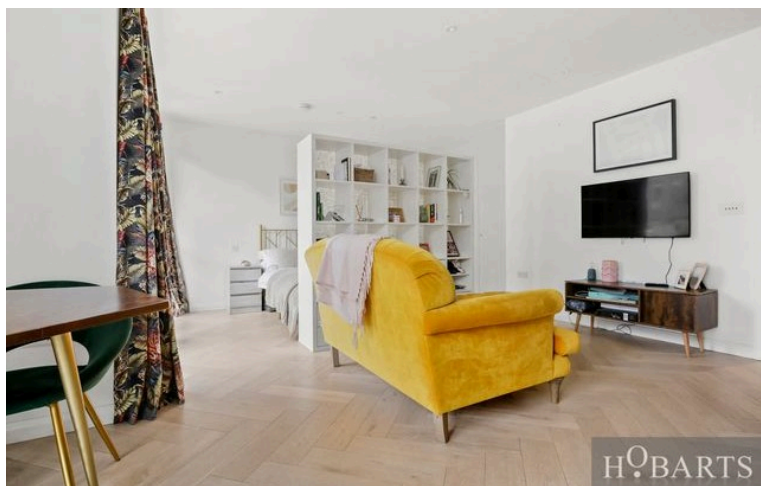
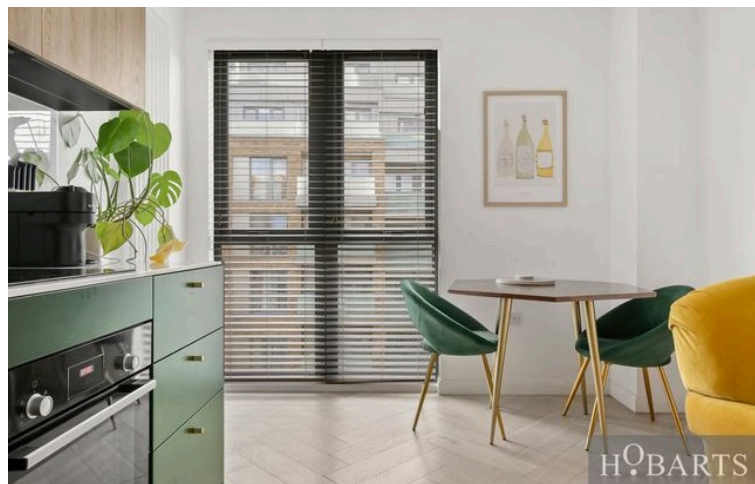
MANHATTAN STYLE UPPER (3rd) FLOOR ONE BEDROOM APARTMENT WITH OWN 'WALK ON' BALCONY WITH ATTRACTIVE OUTLOOK AND VIEWS TOWARDS ALEXANDRA PARK & PALACE. The bright and spacious accommodation comprises secure video entry-phone access to an attractive lobby area, a passenger lift, and stairs leading up to all floors. Third-floor landing area, own front door opening to entrance hallway, floor-to-ceiling storage cupboards, quality fitted kitchen with integrated appliances, large open-plan living area with 'walk on' balcony. Compartmentalised sleeping area. Contemporary styled bath/shower room. The property is ideally located in an attractive, sought-after development close to all amenities, including Hornsey National Rail Station (20/25 Mins City/West End) and within easy walking distance of vibrant Crouch End Broadway with its extensive array of eclectic shops, cafe bars and restaurants.

Glance Apartments, 11, Cross Lane, London, N8 7GE

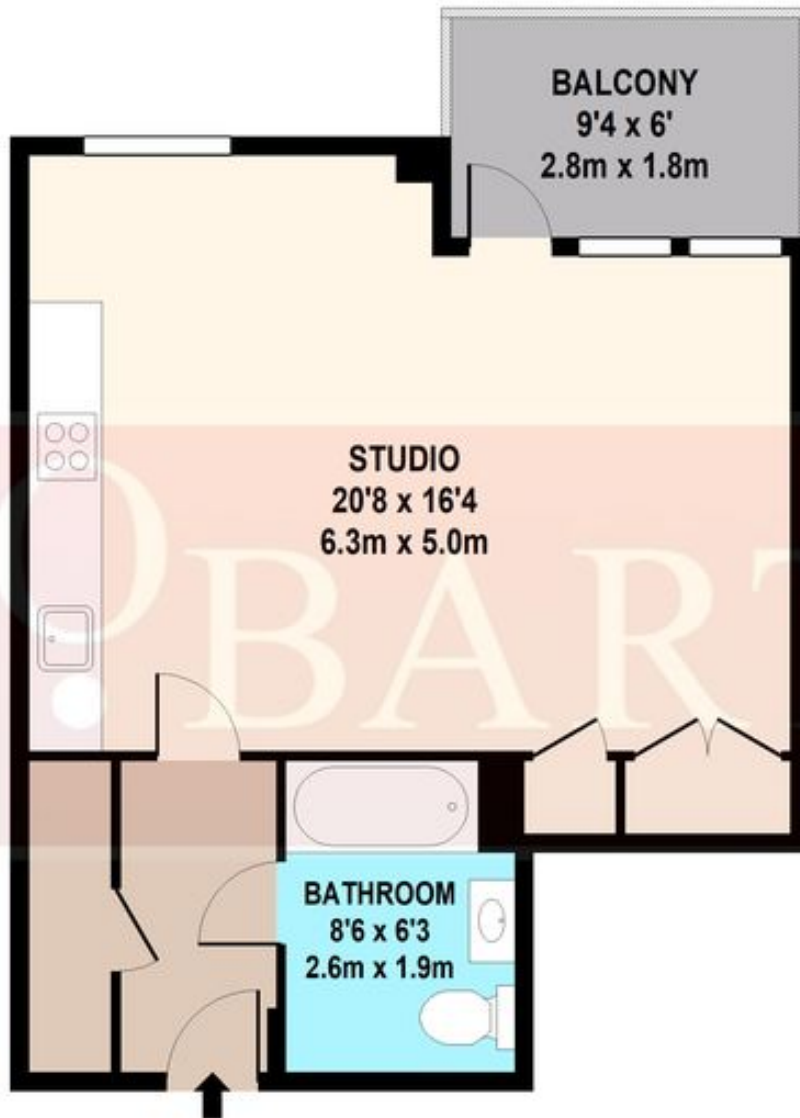
Reduced to sell £320,000 | Leasehold

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

sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333



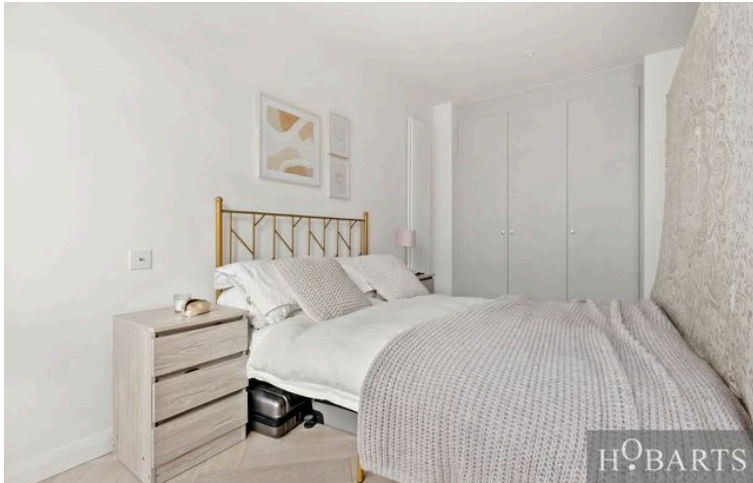
- Manhattan Style Apartment
- Attractive Views
- Double Glazing
- Quality Fitted Kitchen with Appliances
- Compartmentalised Sleeping Area
- Pedestrianised Area
- Interior-Designed
- 'Walk on' Balcony
- Passenger Lift
- Secure Video Entry-Phone
- Close to Shops/Transport/All Amenities
- 20/25 Mins City/West End



### THIRD FLOOR

13 GLANCE APARTMENTS  
TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.15 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+)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Glance Apartments, 11, Cross Lane, N8

**Tenure:**

Leasehold

**Ground Rent:**

350 pa

**Service Charges:**

1420 pa

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

sales@hobartsproperty.co.uk  
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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.