



## CROUCH HILL, LONDON, N8

### 2 BED APARTMENT

**£2,450 PER MONTH**

Nestled in the charming area of Crouch Hill, London N8, this brand newly refurbished apartment offers a delightful blend of modern living and comfort. With two spacious double bedrooms, this residence is perfect for couples, small families, or professionals seeking a stylish urban retreat.

The apartment boasts two well-appointed bathrooms, ensuring convenience and privacy for all occupants. The heart of the home is a welcoming reception room, ideal for relaxation or entertaining guests. Natural light floods the space, creating a warm and inviting atmosphere.

One of the standout features of this property is the private garden, a rare find in London. This outdoor space provides a perfect sanctuary for enjoying a morning coffee, hosting summer barbecues, or simply unwinding after a busy day.

**Hemmingfords**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 80                      | 84        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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