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**Crouch Hill, N8**  
**£1,000,000** (FOR SALE)  
*Flat - Conversion*

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# Crouch Hill, N8

£1,000,000

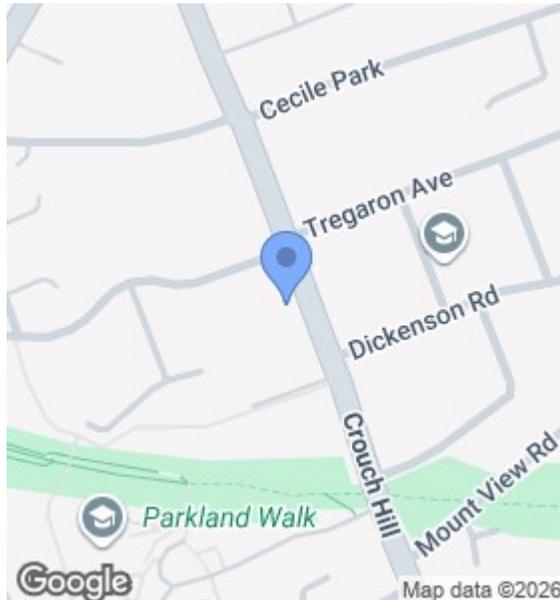
## Description

Stunning 2-Bedroom Ground Floor Converted Flat – Crouch Hill, Crouch End, N8  
A rare opportunity to acquire an exceptional ground floor converted flat offering over 1,200 sq ft of beautifully presented living space, set within one of Crouch End's most desirable residential pockets. This immaculate home blends generous proportions with refined finishes and the added luxury of a private garden, creating a truly special residence moments from the vibrant heart of N8.

Key Features  
Expansive 2-bedroom ground floor converted flat exceeding 1,200 sq ft

## Key Features

<b>Tenure</b>	Share of Freehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	
<b>Council Tax</b>	



## Floorplan

Crouch Hill, N8  
Approx. Gross Internal Area 1212 Sq Ft - 112.59 Sq M



Philip Alexander

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.