

Middle Lane, Crouch End N8
£775,000 Leasehold





Middle Lane, Crouch End N8

A two double bedroom ground floor flat, with a 68' west facing garden and off street parking, well-located a short walk from Crouch End Broadway.

The property benefits from high ceilings, a 17' reception opening to a large west facing garden, and offers excellent potential to extend subject to planning permission and Freehold consent etc

The property is situated on the western side of Middle Lane, less than 5 minutes' walk from Crouch End Broadway.

Crouch End strikes a rare balance: leafy, attractive Victorian streets, an independent high street, lots of green space, and a genuine neighbourhood feel.

The Broadway is packed with independent cafés, bakeries, wine bars and restaurants, Crouch End Arthouse cinema, independent bookshops, artisan bakeries, delis, butchers, greengrocers etc. For larger supermarkets, there are branches of Waitrose, Marks & Spencer Food.

The local area enjoys an abundance of green spaces - Priory Park - literally on Middle Lane, with tennis courts, café, playground is a couple of minutes' walk. The quieter Stationers Park is a short stroll. Queen's Wood and Alexandra Park, padel clubs and a cricket club, are within walking distance, as is Parkland Walk — a disused railway turned nature trail connecting Highgate and Finsbury Park.

Highly regarded by young families for quality of life, Crouch End is consistently regarded as one of North London's most desirable neighbourhoods. The area boasts excellent local schools including the highly regarded Coleridge Primary School – approximately 0.5 mile in straight line distance from the property.

Hornsey Rail Station is 0.6 miles/1km north-east, Crouch Hill (London Overground / Suffragette) 1.1 miles/1.8km south; Highgate (Northern Line) Underground Station and Turnpike Lane (Picadilly Line) Underground Station are both 1.1 miles/1.8km, with connections into Central London within 15 minutes. Bus and night bus routes are excellent.

£775,000 Share of Freehold

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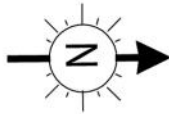




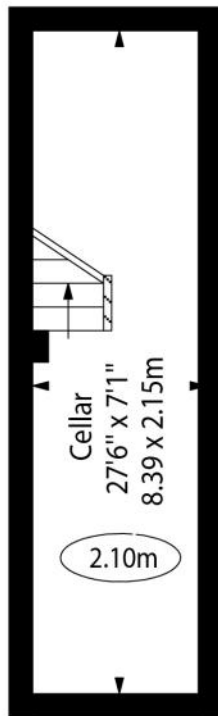




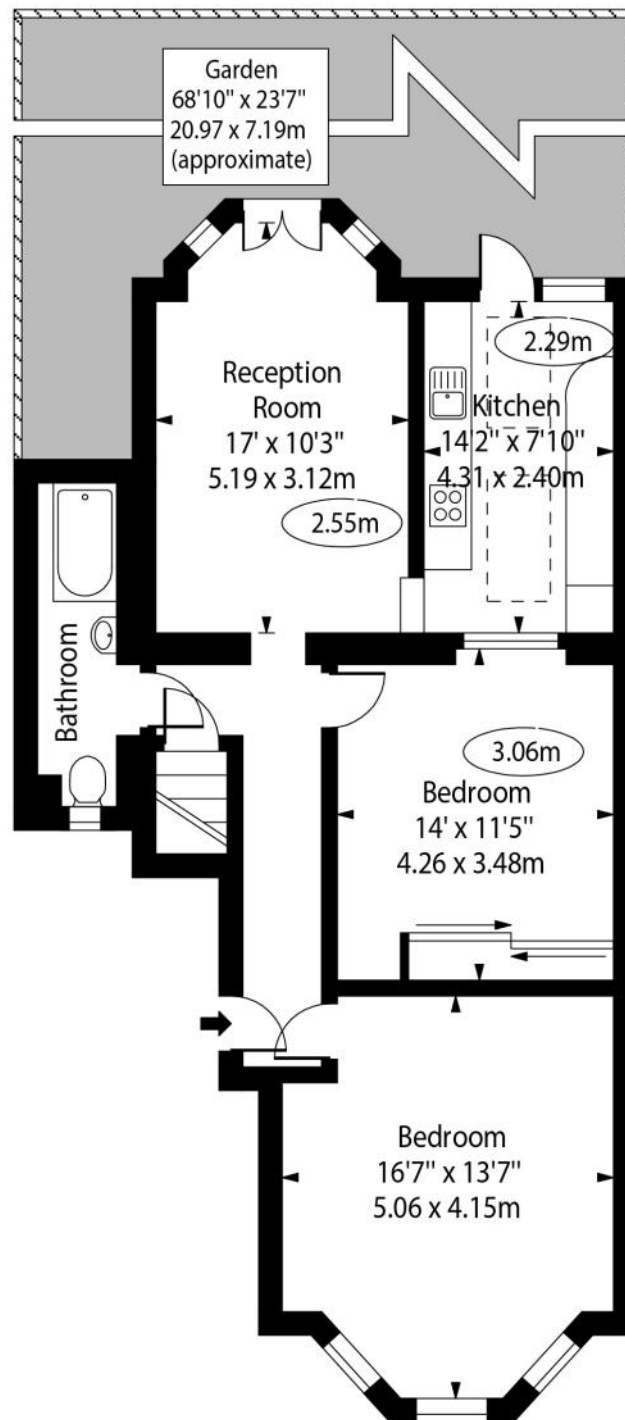




○ - Ceiling Height



Cellar



Ground Floor

Approx. Gross Internal Area
1,013 Sq Ft - 94.12 Sq M
 Including cellar
823 Sq Ft - 76.45 Sq M
 Excluding cellar

For Illustration Purposes Only - Not to Scale

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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