



ASKING PRICE

**£750,000**

**Crouch Hill**

Crouch End, N8 9QH



## PROPERTY SUMMARY

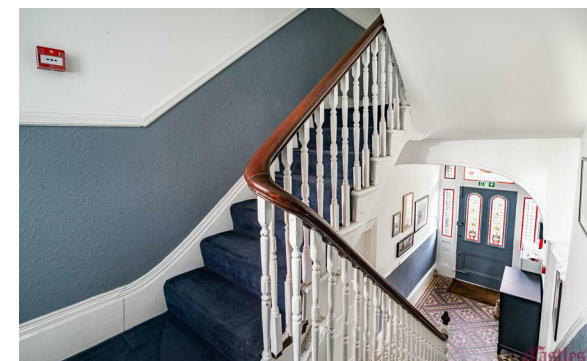
An opportunity to acquire an exceptionally bright and generously proportioned first-floor, two double-bedroom conversion, offering scope for modernisation and the potential to create a magnificent home.

Forming part of an impressive double-fronted detached residence, the property boasts a well-balanced layout, including a spacious reception room and a large eat-in kitchen—ideal for both everyday living and entertaining. Further benefits include off-street parking to the front and a private section of southwest-facing garden to the rear, perfect for enjoying afternoon and evening sun.

Perfectly positioned just moments from the heart of Crouch End Broadway, the property enjoys easy access to a vibrant selection of cafés, restaurants, boutique shops, and local amenities.

Additional advantages include being within the highly sought-after Coleridge School catchment area, excellent transport links into the City and West End, and the convenience of being offered with no onward chain.

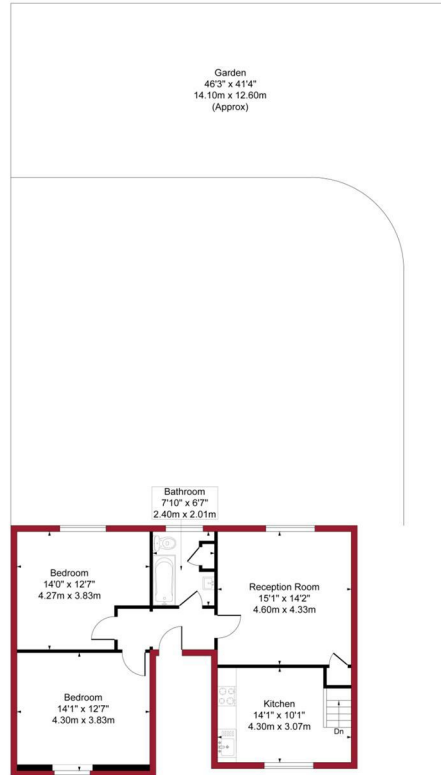
Lease: 999 years from 25/3/2021 = 994 unexpired  
Current Service/Maintenance Charge: To be confirmed  
Ground Rent: Not applicable





Crouch Hill, London, N8

Approximate Gross Internal Area = 799 sq ft / 74.2 sq m



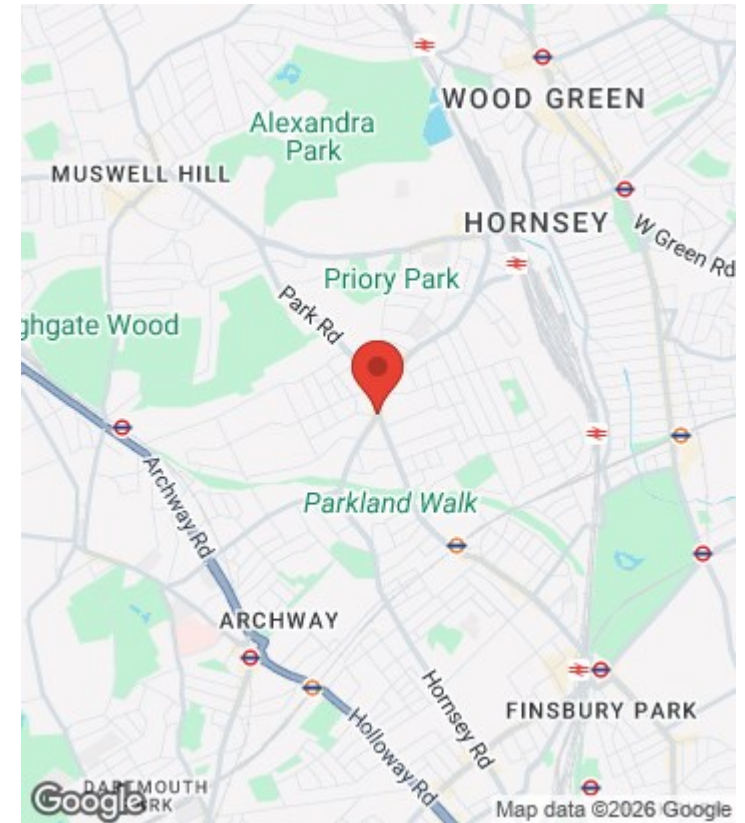
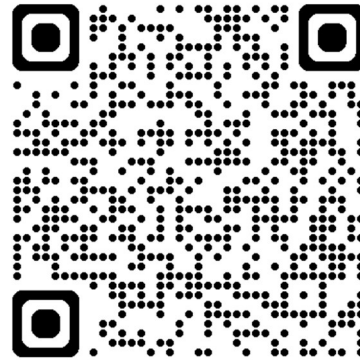
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For a guide to the area  
please scan this code for  
more information



Flat - First Floor

Leasehold

**Council:** Haringey

**Council Tax Band:** D

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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#### OFFICE DETAILS

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