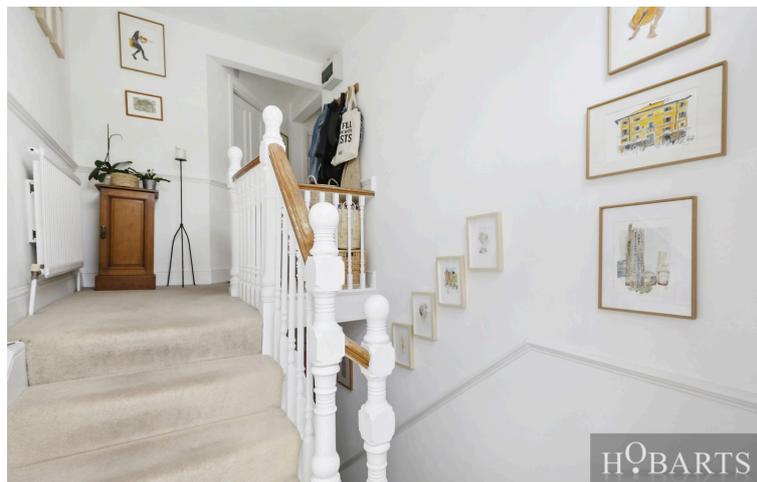


49c Mount Pleasant Villas, N4

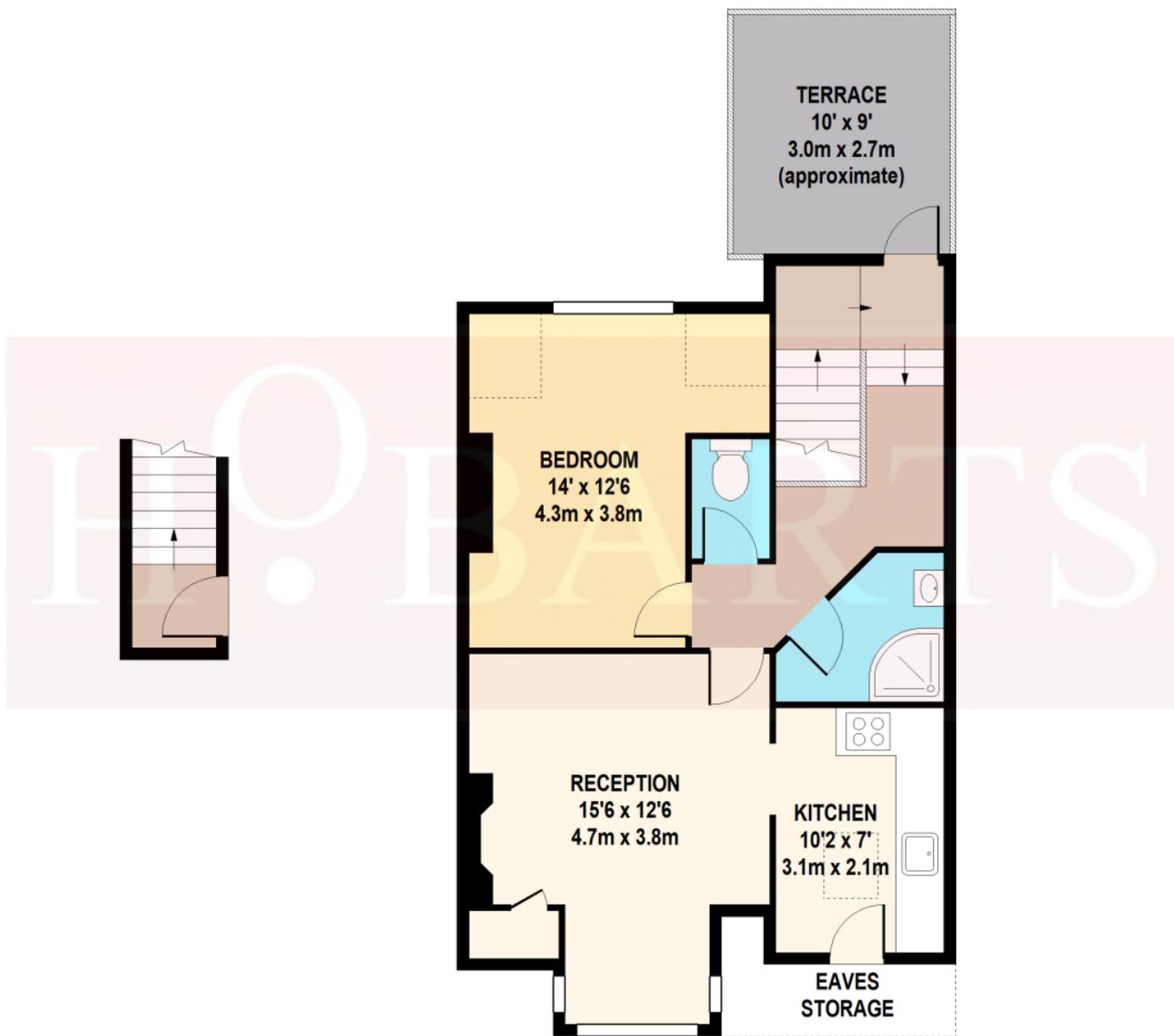
Asking Price £550,000

Hobarts Estate Agents are delighted to present this charming top-floor one-bedroom flat, set within an attractive and well-maintained period property on a sought-after, quiet road. The flat features a spacious double bedroom, a bright and inviting living area leading to a fitted kitchen, and stunning views over the reservoir. A real highlight is the private roof terrace—perfectly sized for a table and chairs, making it the ideal spot for morning coffee or evening entertaining while overlooking the Parkland Walk. The property is offered as a share of freehold and further benefits from excellent storage throughout, including loft space. Exceptionally well connected, Crouch Hill Overground is just 0.2 miles away, Haringay Station (with direct City links) 0.4 miles, and Finsbury Park Station (Victoria & Piccadilly lines) only 0.7 miles.

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobarts.co.uk
442083429000



- Top-floor one-bedroom flat
- Bright living area with fitted kitchen
- Stunning reservoir views
- Close to Crouch Hill, Harringay & Finsbury Park stations
- Attractive period conversion
- Easy reach of Crouch End's shops
- Spacious double bedroom
- Private roof terrace with space for table & chairs
- Share of freehold
- Access to Parkland Walk for walking, running & cycling
- Excellent storage including loft space

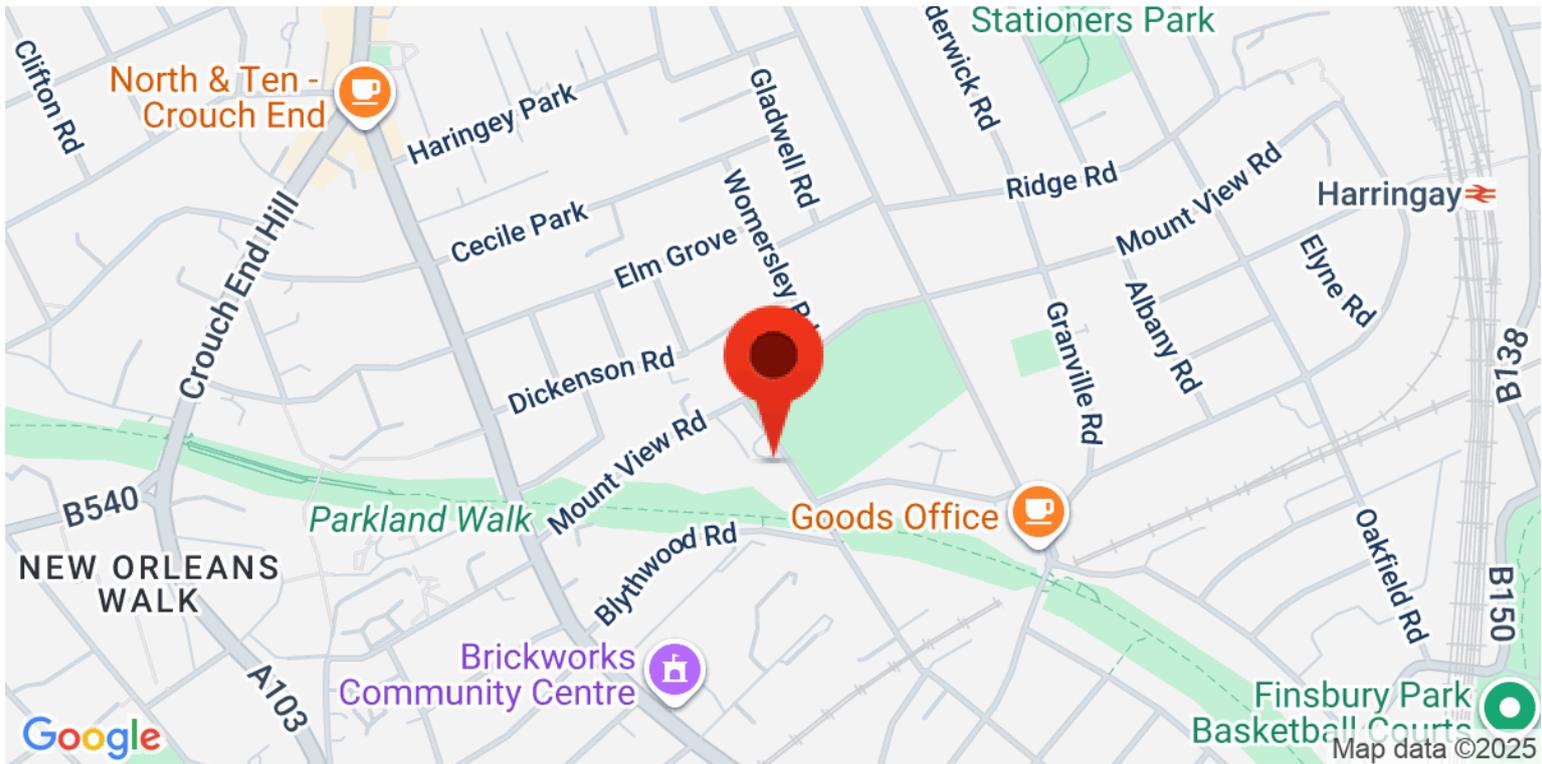


1ST FLOOR

2ND FLOOR

MT PLEASANT VILLAS
 TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:

Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

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Green, London, N4 4DS

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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.