



Highgate Spinney, Crescent Road, London – N8 8AR

£2,350

**DAVID
ANDREW**

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asset

A beautifully presented and exceptionally spacious studio flat extending to approximately 644 sq ft (59.8 sq m), set within this award-winning development in a peaceful and highly sought-after location.

Flooded with natural light, the flat offers a superbly proportioned reception/bedroom measuring over 26ft, providing ample space for clearly defined living, dining and sleeping areas. A separate fitted kitchen, generous bathroom, utility cupboard and additional storage further enhance the practical layout, making this a rare offering for a studio apartment. The standout feature is the impressive 26ft west-facing private terrace, overlooking beautifully maintained communal gardens and providing the perfect setting for outdoor dining, entertaining or simply enjoying the afternoon and evening sunshine.

The property is ideally positioned just moments from the vibrant heart of Crouch End Broadway, renowned for its independent cafés, restaurants, boutiques and everyday amenities. Also within easy reach are the Coolhurst Tennis & Squash Club, the scenic Parkland Walk, and the highly regarded Coleridge Primary School, making this an ideal home for professionals, first-time buyers or investors seeking exceptional lifestyle in one of North London's most desirable neighbourhoods.

- Studio Apartment
- Private Terrace
- Fully Refurbished to a High Standard Throughout
- Fully Fitted Modern Kitchen
- Beautifully Presented Interior
- Well Maintained Communal Gardens
- Allocated Parking Space
- Short Bus Ride to Crouch Hill and Finsbury Park Stations
- Offered Furnished
- Available 1st of October







Highgate Spinney, N8

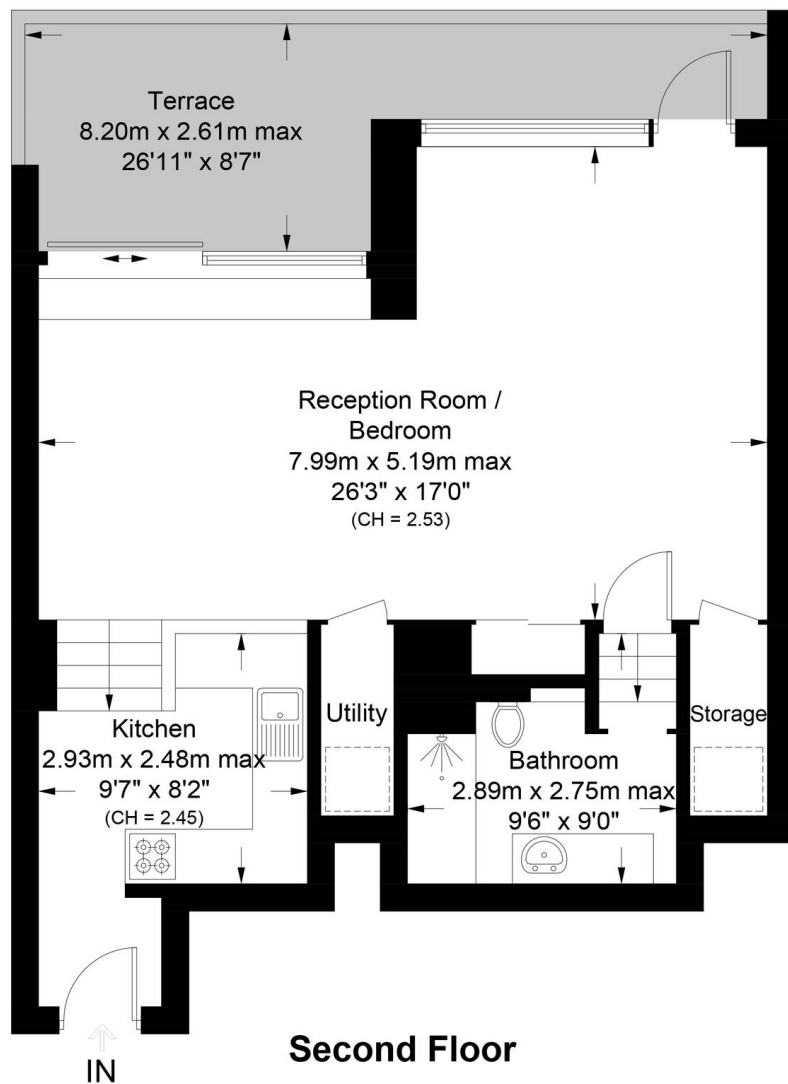
Approximate Gross Internal Area = 631 sq ft / 58.6 sq m

Reduced Headroom = 13 sq ft / 1.2 sq m

Total = 644 sq ft / 59.8 sq m



= Reduced headroom below 1.5m / 5'0"



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1318338)

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scan to book
a viewing

