



Crouch Hill, N4 4AU

Guide Price £525,000  
Leasehold



# Crouch Hill N4

Presented to the market on a chain free basis, a two-bedroom apartment with a large private roof in the heart of Stroud Green N4.

Main accommodation is arranged across the second and third floors of a well-maintained building, offering 803 SQ FT/ 74.6 SQ M of internal living space. Entering on the first floor, offering wooden flooring throughout, the flat opens up into a light, split-level hallway leading up to a large private roof terrace providing an ideal space for entertaining or relaxing in the sunshine and benefitting from views over Parkland Walk and the attractive architecture of Japan Crescent.

Stairs lead up to the second floor to a large semi open-plan kitchen/reception room, creating a fantastic space for entertaining and relaxing. Large windows on both sides provide great natural light and an airy feel. A range of wooden kitchen wall and base units provide great storage, plenty of prepping space and benefit from a large extractor hood, gas hob, oven and plumbing for all necessary appliances. There's also room for a large dining table and shelving in the alcoves provide further practical storage. Seamlessly transitioning into the spacious living area, a feature fireplace and further shelving in the alcoves create a cosy atmosphere and a wooden built-in desk provides a practical work from home station.

On the third floor, two light double bedrooms with wonderful large, double-glazed windows offering wonderful views across the neighbourhood and a partially tiled three-piece bathroom suite with shower bath, large heated towel rail, and Velux window.

Located in Crouch Hill between Finsbury Park station (Victoria & Piccadilly lines, National Rail and Thameslink services) and Crouch End, there's an excellent array of local bars, restaurants, and shopping amenities. The popular Parkland Walk nature reserve is only a couple minutes' walk away, excellent for dog walking, jogging or an enjoyable stroll.

Chain-free sale | Private roof terrace | Leasehold 150 + years | Two bedrooms | Wonderful proportions | Great natural light | Large semi-open plan reception/kitchen | Wooden flooring | Convenient for local transport | 803 SQ FT/ 74.6 SQ M







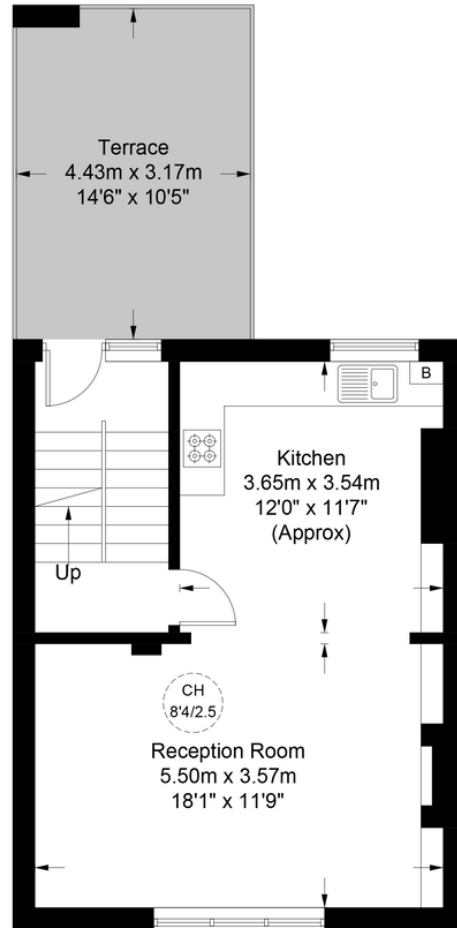


## Crouch Hill, N4

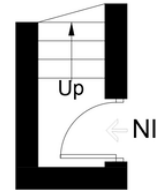
Approximate Gross Internal Area = 803 sq ft / 74.6 sq m

# DAVID ANDREW

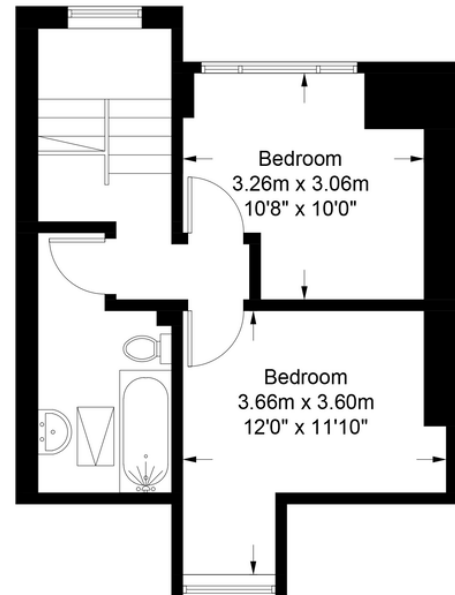
your  
most  
valuable  
asset



Second Floor



First Floor



Third Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	77   C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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**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. (ID911564)

DAVID ANDREW  
your  
most  
valuable  
asset

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