



Mount View Road, N4 4JH

Guide Price £500,000  
Share of Freehold



# Mount View Road N4 4JH

Set within this beautiful period property a two-bedroom converted flat offering 863 SQ FT / 80.2 SQ M of generous internal space, a private section of garden and a share of the freehold.

The flat would benefit from modernisation offering wonderful scope to improve and reconfigure to better utilise the space. Accommodation is arranged over the lower ground level, accessed via a private entrance leading long internal hall. First a spacious open plan kitchen reception, a double-glazed window into the bay creates an opportunity for a window box seating area. There's presently a recessed kitchen with wall and base units and tiled splashback, plumbing is in situ for a freestanding gas cooker, washing machine. Further down the hallway a three-piece bathroom suite comprising, panelled bath, wc, wash hand basin and parquet effect tiled flooring. Next door the first of the bedrooms with a full wall of fitted wardrobes and a double-glazed window and door to the rear garden. Up a small flight of stairs to the larger bedroom with double glazed window overlooking the side aspect, again parquet flooring, the room does retain a chimney breast. There's also a wall mounted boiler and door providing access to a large store cupboard housing water tank. Finally, a rear door provides another access point to the garden, there is a useful side access, and stairs lead up to the rear, predominately mature plants trees and shrubs, a good size outside space full of potential with real green and leafy woodland feel.

Located in one of the area's most desirable residential turnings on a green and leafy street amidst attractive architecture. Equidistant between Stroud Green's and Crouch End's abundance of cafés, restaurants, and local shopping amenities and only 0.3 miles away from Harringay station, allowing convenient access to central London and Finsbury Park station for Piccadilly & Victoria lines. The Parkland Walk nature reserve is also close by.

- 863 SQ FT / 80.2 SQ M
- Great kerb appeal
- In need of refurbishment
- Two bedrooms
- Private garden
- Excellent pound per sq ft value
- Premier location
- Share of freehold

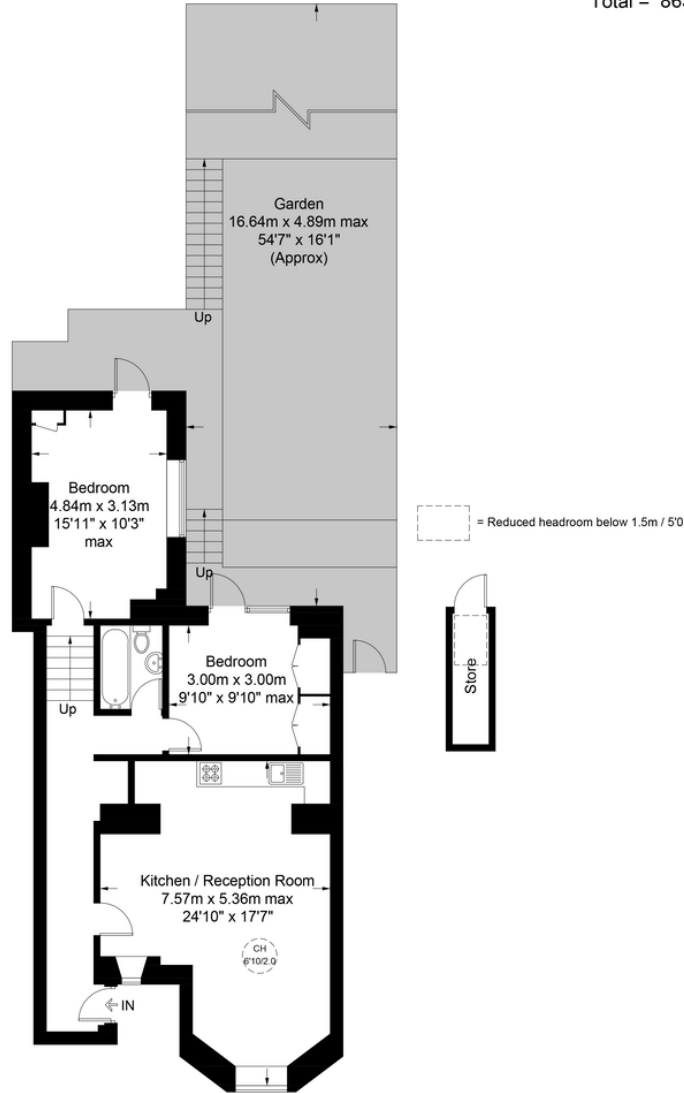






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Approximate Gross Internal Area = 835 sq ft / 77.6 sq m  
 Store = 17 sq ft / 1.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 11 sq ft / 1 sq m  
 Total = 863 sq ft / 80.2 sq m



Lower Ground Floor



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. (ID 859215)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D	63   d	
39-54	E		
21-38	F		
1-20	G		

### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

