



Mount View Road, N4 4SR

Guide Price £400,000
Leasehold



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Presented to the market on a chain free basis, this attractive one-bedroom conversion with large rear garden and the benefit of off-street parking.

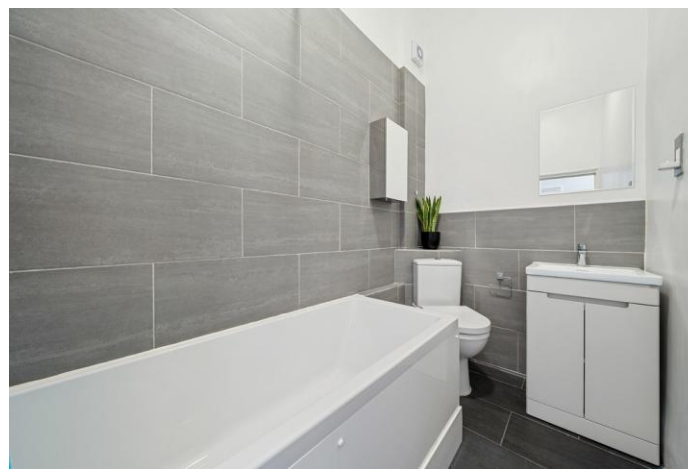
Arranged over the ground floor of this attractive, double fronted period property, providing 472 SQ FT/ 43.9 SQ M of well-maintained internal living space. Features include a bright and airy, separate reception room with high ceiling and large dual casement windows with fitted plantation shutters. Off the hallway, a smart three-piece bathroom suite with overhead shower. Next, a comfortable double bedroom with ample space for wardrobes and large window providing view over rear garden. At the rear, a well-proportioned kitchen/breakfast room with a range of white wall and base units, tiled splash back and flooring. There's also a large built-in cupboard providing additional storage. One of our favourite attributes is the large rear garden principally laid to lawn with York stone patio and useful storage shed.

Located in one of the area's most desirable residential turnings, opposite the covered reservoir on a green and leafy street with elevated views over the London skyline. Equidistant between Stroud Green's and Crouch End's abundance of cafés, restaurants, and local shopping amenities and only 0.2 miles away from Harringay station, allowing convenient access to central London and Finsbury Park station for Piccadilly & Victoria lines.

Benefitting from a long 140-year lease and allocated off street-parking to the front of the property, early viewings are highly recommended.

- Ground floor garden flat
- Arranged over the ground floor
- Off-street parking to the front
- Immaculate condition throughout
- Well-proportioned eat-in kitchen
- Long 140 year Leasehold
- Sought after location
- 472 SQ FT - 43.9 SQ M




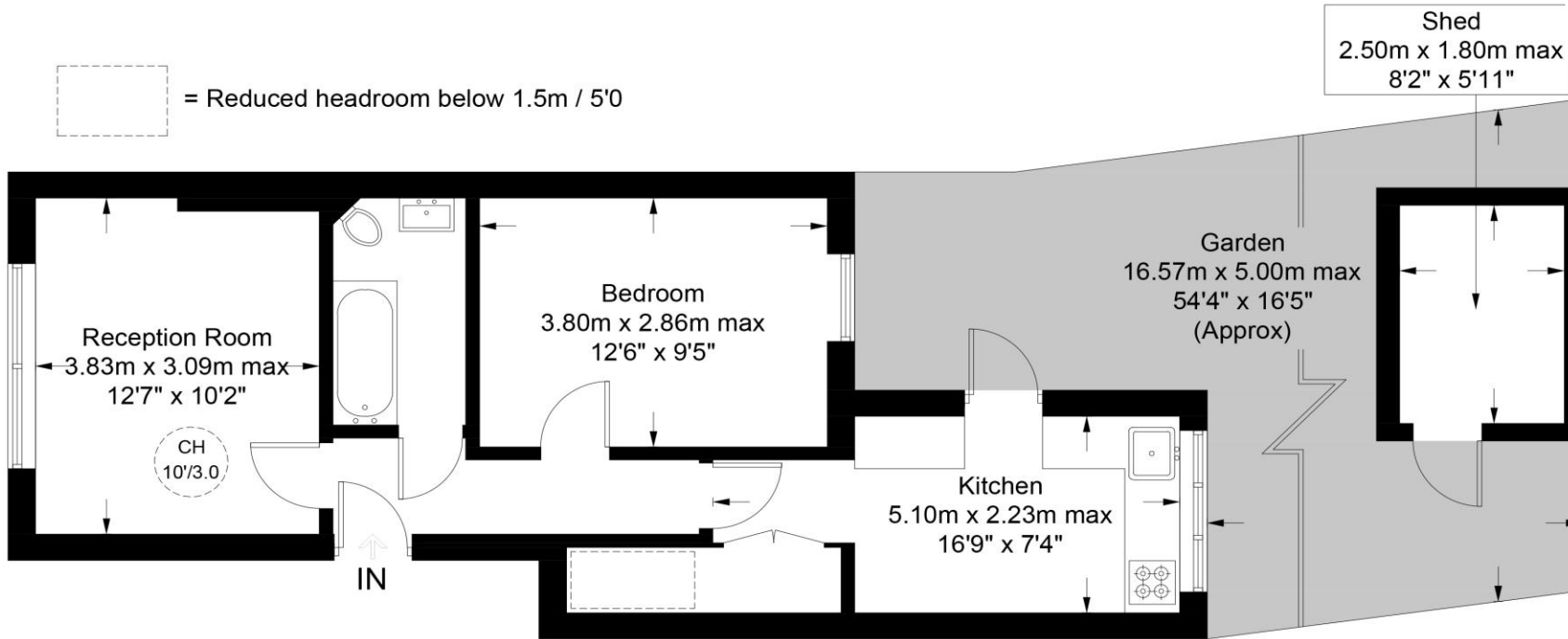




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Approximate Gross Internal Area = 472 sq ft / 43.9 sq m
 Shed = 48 sq ft / 4.5 sq m
 Reduced Headroom = 11 sq ft / 1.0 sq m
 Total = 531 sq ft / 49.4 sq m

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

Archway Office

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London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
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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. (ID796872)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
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.

