



Montem Street, N4 3BE

Guide Price £1,050,000  
Freehold



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Gloriously light and airy Victorian four-bedroom family home, providing 1825 sq ft / 169.6 sq m of versatile internal living space.

Much loved and cared for by the present owner, features include a double reception with wooden floorboards, period style feature fireplace and useful storage and bespoke shelving. Off the hallway a guest WC and access to a large cellar storage space. At the rear, one of our favourite aspects, a large extended kitchen diner with partial glass roof and dual French doors to a cottage style South-Westerly facing garden. The upper levels provide four well balanced bedrooms and a family bathroom. The loft space has been converted to allow the fourth bedroom and the owners have architect plans available to add additional en-suite bathroom.

Located in a quiet and convenient turning in a small terrace of eight pretty houses, much loved for its community feel and quiet residential living, providing excellent access to transport links at Finsbury Park station (Piccadilly & Victoria lines), Crouch Hill over ground and a growing selection of local coffee shops, bars, and eateries at both Stroud Green & Crouch End. The green and open spaces at Finsbury Park the Parkland Walk and Wray Crescent are also close by.

Internal viewings are simply a must to fully appreciate this larger than average charming home with wonderful natural light and calming cottage atmosphere.

- Freehold house
- Four bedrooms
- Double reception
- Extended kitchen
- South-Westerly garden
- Fully double glazed
- Quiet residential road
- 1825 sq ft / 169.6 sq m







## Montem Street, N4

Approximate Gross Internal Area = 1406 sq ft / 130.6 sq m

Basement = 64 sq ft / 6 sq m

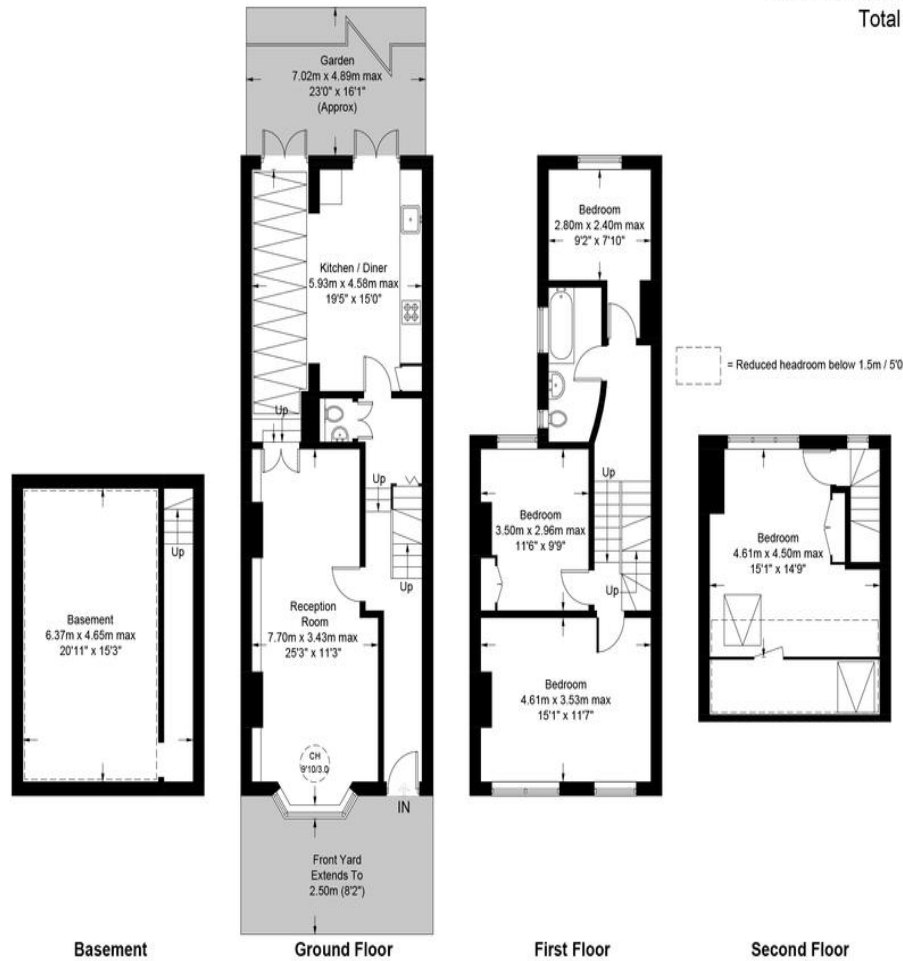
(Excluding Reduced Headroom)

Reduced Headroom = 355 sq ft / 33 sq m

Total = 1825 sq ft / 169.6 sq m

# DAVID ANDREW

your most valuable asset



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 dimension shapes and compass bearings before making any decisions reliant upon them. (ID766807)

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06/06/2021 Energy performance certificate (EPC) - Final as energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	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.

