



Mount Pleasant Crescent, N4 4HR

Guide Price Of £550,000  
Share of Freehold



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Recently decorated and beautifully presented, we are delighted to market this attractive two double bedroom second floor apartment with large private West facing roof terrace.

Internally, the accommodation comprises a separate modern fitted kitchen with a range of shaker style units and metro brick tiled splash back. All rooms lead off a striking central hallway with cast iron style radiator and distinctive palm tree wallpaper. The modern shower room, remodelled in 2021, features a large double shower, white WC and wash basin with stylish matt back taps and shower fittings. A bespoke fitted storage unit provides practical storage. A spacious reception room with feature fireplace, coving and shelving in both alcoves creates a calm and relaxed environment. There are two large double bedrooms at either end of the apartment, one presently in use as a dining area and office. Both rooms easily accommodate a king-sized bed and adequate storage space. The main bedroom features floor to ceiling fitted wardrobes and provides access to the private West facing terrace. The elevated position of the outdoor space ensures great privacy and enjoyable sunshine from mid-morning right the way through until sunset.

Mount Pleasant Crescent is a much sought-after location, nestled in the heart of popular Stroud Green amidst pretty railway cottages. Perfectly placed to take full advantage of a growing selection of bars, restaurants and coffee shops along both Stroud Green Road and Crouch End. The Parkland Walk and Finsbury Park provide excellent open green spaces. Finsbury Park and Crouch Hill Stations allow convenient access to central London (Victoria and Piccadilly lines, Thameslink, and Great Northern Rail).

- Arranged over the 2nd floor
- Two spacious double bedrooms
- Private West facing terrace
- Presented in move-in condition
- New boiler and radiators throughout in 2018
- New internal flooring throughout in 2020
- New bathroom 2021
- 775 SQ FT / 72 SQ M







## Mount Pleasant Crescent, N4

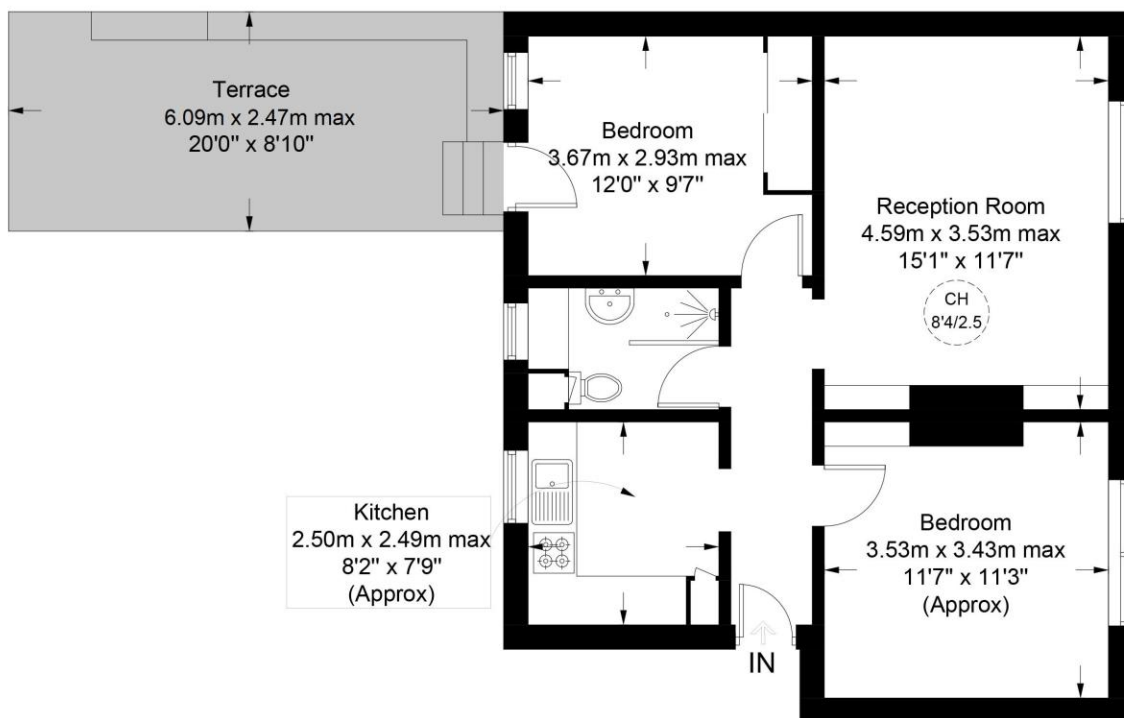
Approximate Gross Internal Area = 613 sq ft / 57 sq m

Terrace = 162 sq ft / 15 sq m

Total = 775 sq ft / 72 sq m

# DAVID ANDREW

your most valuable asset



**Second Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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