



Mount Pleasant Crescent, N4 4HW

Guide Price £450,000  
Leasehold



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Leasehold

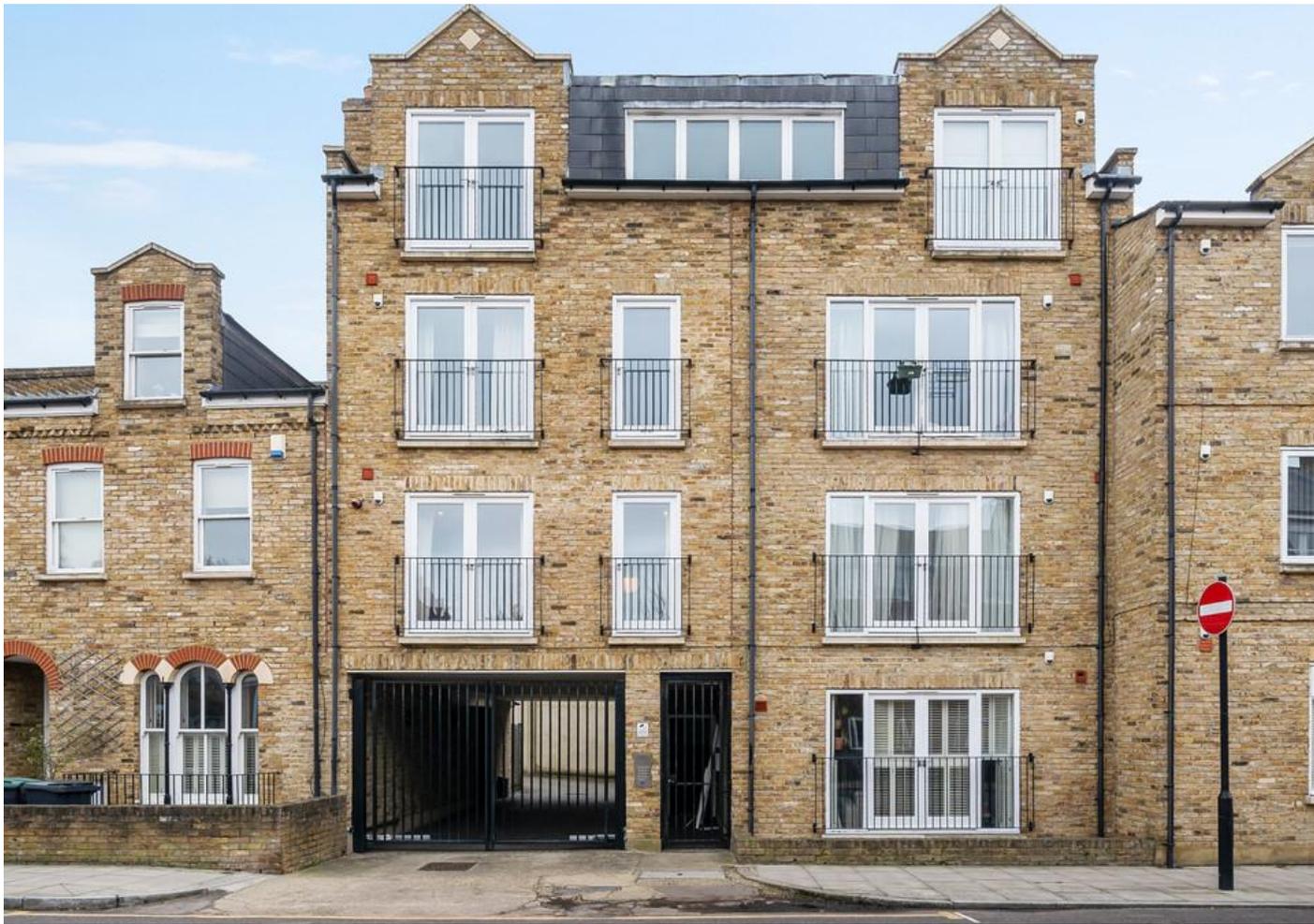
Presented to the market on a chain free basis and in move-in condition, is this large one-bedroom flat located on a quiet, residential street in the heart of Stroud Green N4.

Arranged over the first floor and offering 519 SQ FT/ 48.2 SQ M of internal living space, features include underfloor heating and double glazing throughout, a great sized, private, and quiet double bedroom to the rear with large French doors leading out onto an east-facing Juliette balcony, perfect for a spot of morning sun. Off the hallway, a modern, neutrally tiled three-piece bathroom suite with a shower/bath and heated towel rail. Our favourite aspect of this lovely home is the large open plan reception/kitchen space; an abundance of natural light floods the room through two large French doors leading out to two further Juliette balconies, offering a view onto the attractive architecture of Japan Crescent, the perfect spot for sunny afternoons/evenings. With beautiful wooden floors throughout, there's enough space to easily divide the room into a living and dining space, offering an additional spot for a working from home station. The kitchen has a practical layout, with a range of white gloss wall and base units, integrated appliances, and a great amount of worktop space. The property further benefits from a PIV ventilation system, supplying fresh air into the home 24/7 and useful bike storage.

Mount Pleasant Crescent is a much sought-after location, nestled in the heart of popular Stroud Green amidst an architecture of pretty railway cottages, conveniently placed to take full advantage of the amenities Stroud Green and Crouch End have to offer. Only a short walk away, Stroud Green Road offers a great selection of restaurants, organic food delis, pubs, and coffee shops and the green spaces of Finsbury Park, Wray Crescent, and the nature reserve Parkland Walk are also within walking distance. The property offers great transport links at Crouch Hill Overground and Finsbury Park Station (Victoria and Piccadilly lines, Thameslink, and National Rail) and don't forget to look at the new City North development adding a wonderful array of new commercial space.

- Chain Free Sale
- Move-in condition
- Abundance of natural light
- Good sized double bedroom
- Large reception/kitchen space
- Modern three-piece bathroom suite
- Great location for local amenities & transport
- 519 SQ FT - 48.2 SQ M





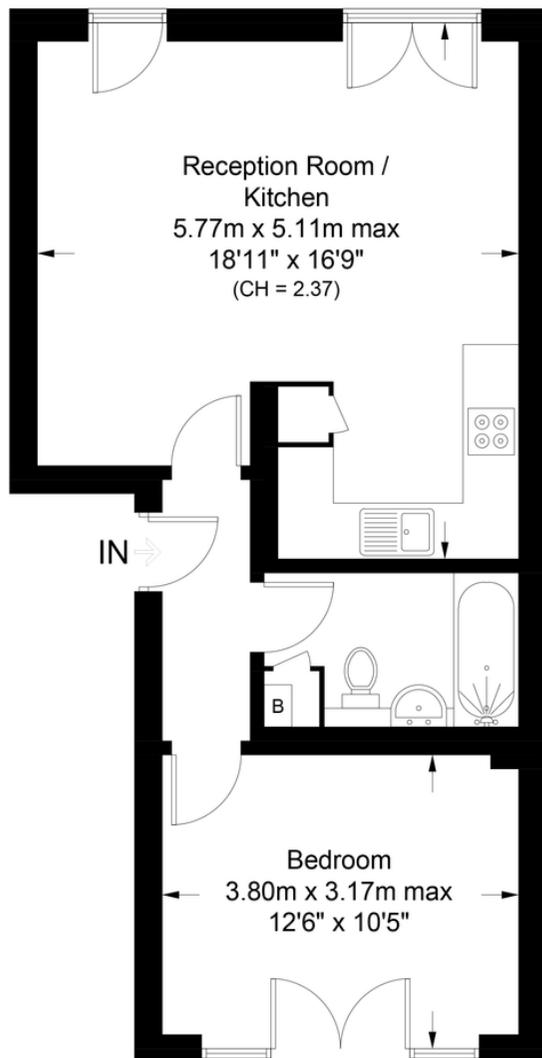


# Mount Pleasant Crescent, N4

Approximate Gross Internal Area = 519 sq ft / 48.2 sq m

# DAVID ANDREW

your most valuable asset



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

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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. (ID836246)

