



Nelson Road, N8 9RR

Guide Price £350,000
Leasehold



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Presented to the market on a chain-free basis, a charming one-bedroom top floor flat on the doorstep of everything Crouch End has to offer.

Offering 474 SQ FT/ 44 SQ M of internal living space and presented in move-in condition, whilst still allowing the opportunity to put your own stamp on the internal décor and fixtures. Accessed via a well-maintained communal ground floor entrance shared between three flats, stairs lead to the first-floor entrance.

The first notable feature is the split-level hallway, offering some useful space for storage and benefitting from a beautiful original sash window with stained glass and an additional double-glazed Velux window allowing an abundance of natural light.

Opening up into the spacious open-plan kitchen/reception room, wonderful wooden flooring and double-glazed windows enhance the space and add to the charming feel of the flat, bespoke shelving to the alcove provide practical storage and a range of white kitchen units offer enough space for essential appliances and further storage.

Next, a spacious double bedroom with sizeable built-in wardrobes and double-glazed window, creating a practical but tranquil space, as well as a large en-suite three-piece bathroom suite.

Located on a quiet residential street in the heart of Crouch End/Hornsey, with easy access to local transport links and Central London via Hornsey Station (National Rail), the flat is conveniently located to take full advantage of the wonderful selection of restaurants, bakeries, and shops of Crouch End's Historic Broadway.

This is a perfect fit for a first-time purchase or rental investment and internal viewings are highly recommended to fully appreciate this wonderful property.

- Top floor one bedroom flat
- Move-in condition
- Chain free sale
- Open-plan reception/kitchen
- Spacious double bedroom
- Close to Crouch End's historic Broadway
- Leasehold approx. 116 years remaining
- 474 SQ FT - 44 SQ M





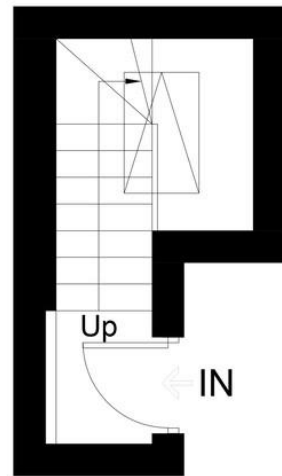


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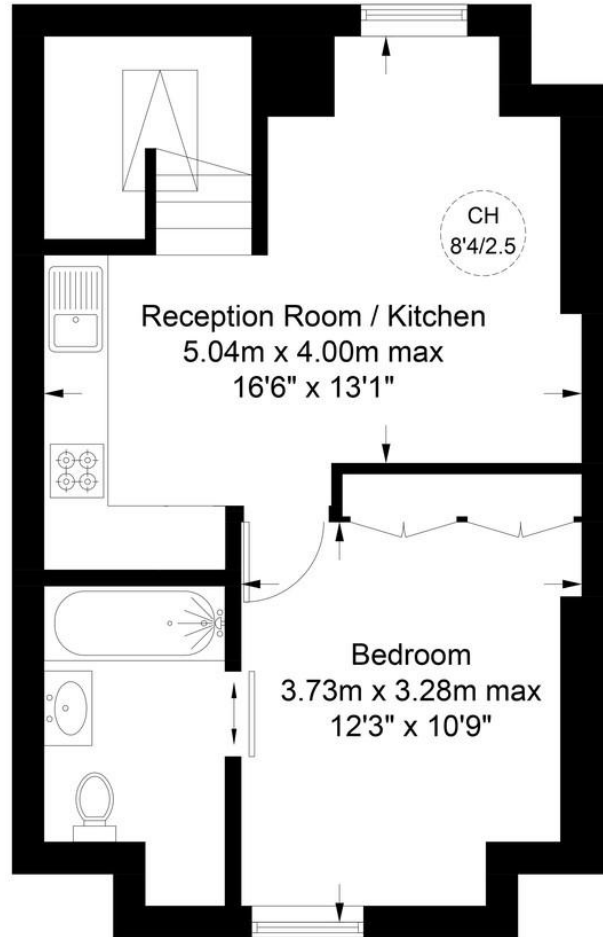
Approximate Gross Internal Area = 474 sq ft / 44.0 sq m

DAVID ANDREW

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First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Archway Office

671 Holloway Road
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
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



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. (ID865913)



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.

