



Ashley Road, N19 3AF

Guide Price £625,000
Long Leasehold



Ashley Road N19 3AF

We are delighted to present this beautiful two double bedroom period property arranged over the raised ground floor within this substantial corner property. Offering a generous 844 sq ft / 78.4 sq m of wonderfully light and spacious accommodation. One of our favourite aspects, a spectacular grand reception room, an ideal entertaining space enhanced by the high ceiling, glorious large windows, original decorative wooden panelling, and a characterful fireplace. The property has been loved and improved by the present owners' other advantages include a large separate kitchen with integrated appliances, white wall and base units, recently installed work surface and a metro brick tiled splash. The dual aspect windows ensure wonderful natural light. Cleverly positioned at the rear there are two double bedrooms and between a recently renovated three-piece bathroom suite.

Located on the corner of Ashley Road and Crouch Hill equidistant between Finsbury Park station (Victoria and Piccadilly lines) and Crouch End. There's an excellent array of local bars, restaurants, and shopping amenities. The popular Parkland Walk nature reserve is only a couple minutes' walk away, excellent for dog walking, jogging or an enjoyable stroll. Falling within the catchment of several sought-after schools and nurseries including Coleridge Primary School (Ofsted Outstanding).

Internal viewing is simply a must, offered with a long lease in excess of 970 years.

844 Sq ft / 78.4 Sq m | Glamorous proportions | Spectacular grand reception | Great for entertaining | Move in condition | Light and airy | Two double bedrooms | Glorious sash windows | High ceilings | External renovation recently conducted | Popular location | Large kitchen | Integrated appliances | Well connected | Residents parking permits | New boiler 2018 | Long lease 970 years |

Leasehold – approx. 970 years remaining

Ground rent - £0.00 p.a. no review

Current service charge – 2020 - 21 £1161 2022 - 23 £3356.34 Annual review

Council Tax – band D £1640.14

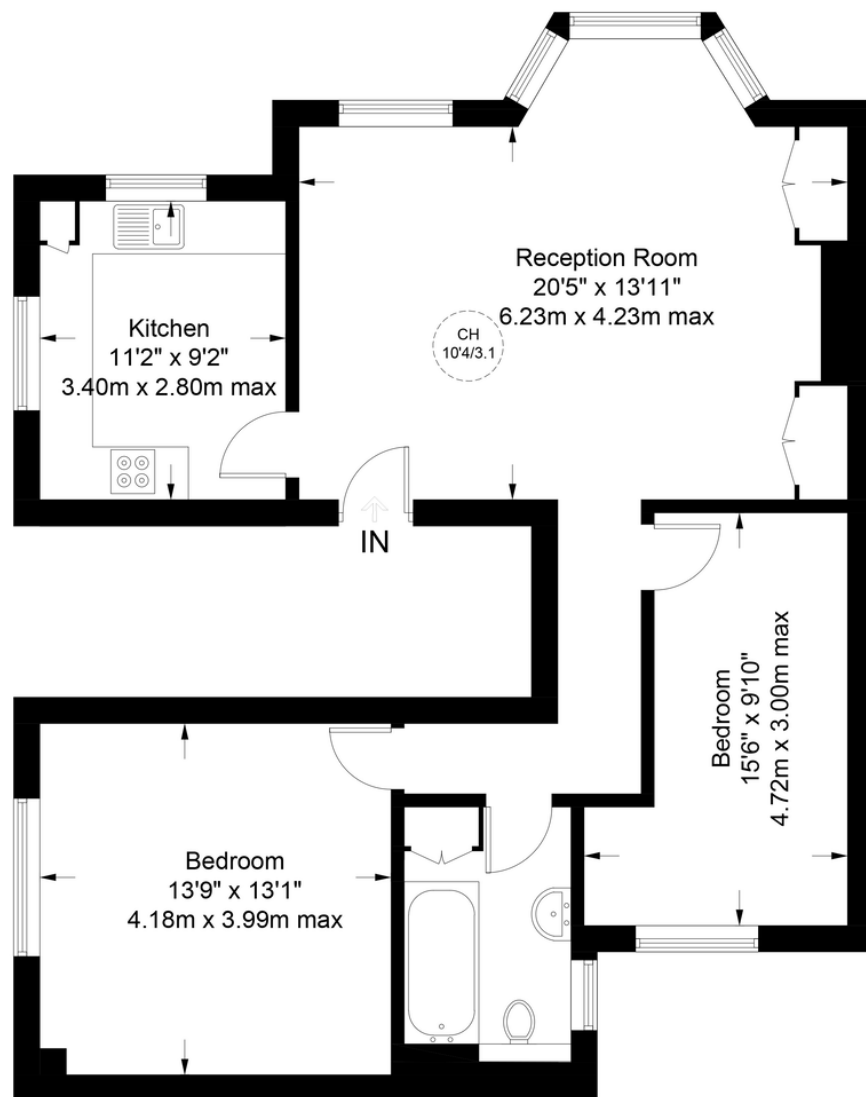






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Approximate Gross Internal Area = 844 sq ft / 78.4 sq m



Upper Ground Floor



**Certified
Property
Measurer**

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. (ID888918)



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Agent's Note:

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