



Crouch Hill, N4 4AU

Guide Price £500,000
Leasehold



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Chain free, two double bedroom duplex apartment with large private roof terrace arranged over the second and third floor, offering a comfortable and well-presented 729 sq ft / 67.7 sq m of internal living space.

Accessed via a ground floor communal entrance shared between two flats, stairs lead to the first-floor flat entrance. Internally you are greeted with a large and light split-level hallway with attractive wooden banister, a door leads to 15'11 private terrace with faux grass, wrought iron railings, and ideal space for a barbecue or relaxing in the sunshine, further enhanced by the view over attractive architecture in Japan Crescent. On the second floor at the rear a separate kitchen and smart three-piece bathroom suite, both rooms are unified by everybody's favourite metro brick tiling and slate tiled floor. The kitchen is complete with a range of white wall and base units, four ring gas hob, oven, and extractor. Plumbing is in situ for a washing machine, a sash window allows pleasant natural light. The bathroom is equipped with a shower bath and screen, pedestal wash hand basin and low-level WC. A sliding door and two large wall mounted mirrors really maximise the feel of the space. Next door one of our favourite attributes a beautiful full width reception, dual casement windows, coving to ceiling, a dado rail, feature fireplace and gorgeous parquet flooring combine to create a wonderful space. Moving up, stairs lead to the top floor landing, a useful space for additional storage or perhaps a work from home station. At the front the main bedroom, a double fitted wardrobe adds great practicality, fitted carpet and a high-level Velux complete the space. At the rear a second double bedroom with exposed wooden floorboards. The triple casement window provides wonderful, elevated views over the neighbouring area.

Located in Crouch Hill 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.

Chain free sale | Private roof terrace | Elevated views | Two double bedrooms | Arranged over top two floors | Separate kitchen | Smart bathroom | Parquet flooring in reception | Feature fireplace | Great natural lighting | Convenient for local transport | A wonderful selection of local amenities on your doorstep |



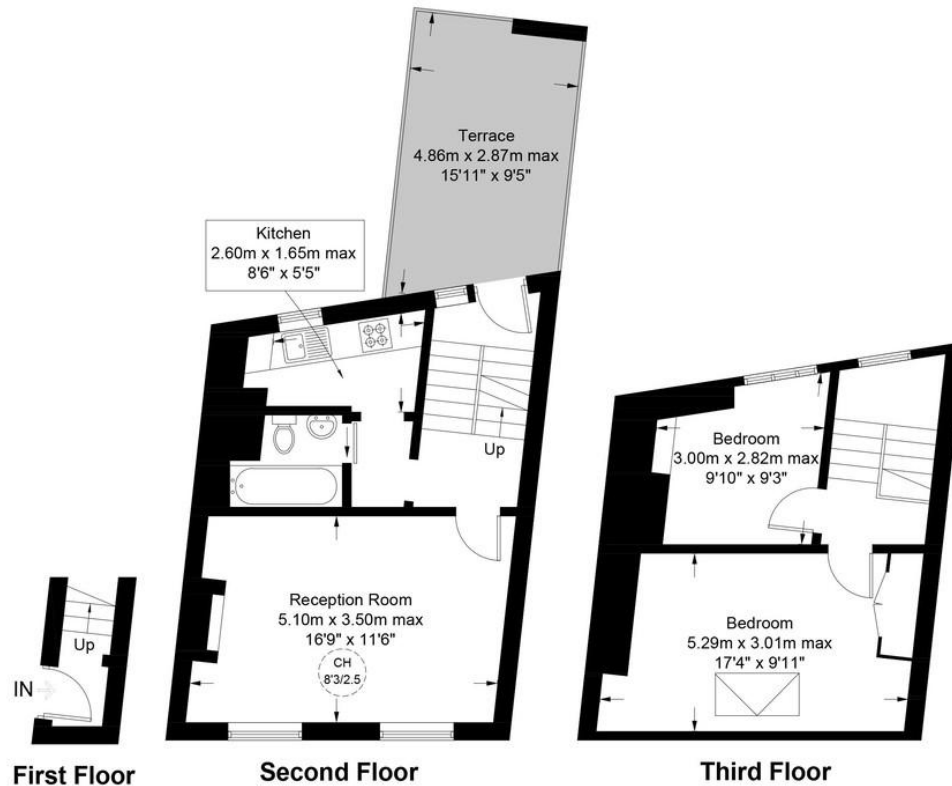




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Approximate Gross Internal Area = 729 sq ft / 67.7 sq m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

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**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. (ID894831)

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