



Mount Pleasant Crescent, N4 4HP

Guide Price £1,000,000  
Freehold





# Mount Pleasant Crescent N4

A rare opportunity to live on one of the most sought-after roads in Stroud Green, set within a picturesque row of cottage-style properties, a charming two-bedroom terraced house with private south-east facing garden.

Arranged over two floors, spanning 1066 SQ FT/ 99 SQ M of internal living space, the ground floor greets you with a spacious hallway, restored original wooden flooring lead into the dual reception room. A large arched sash window floods the room with natural light and provides a pretty outlook onto the greenery of the front garden. Wooden shutters and feature fireplace add to the homely feel of the room.

Offering a stylish full rear extension, modern tiled floor lead into a study/lounge area with semi-open plan kitchen with neutral wall and base units, essential appliances, practical storage, and beautiful wooden worktops. Stunning full width bifold doors lead out onto the beautiful leafy south-east facing garden, creating the perfect space for relaxing in the sun or entertaining. Leading up the stairs to a half landing, a modern family bathroom with bathtub, separate shower and large sash window providing great natural light.

On the first floor, two generously sized double bedrooms with bespoke built-in storage, great light, and feature fireplace in the main bedroom.

Much loved for its community feel, and only a stone's throw away from the wonderful selection of cafés, restaurants, shops and boutiques on Stroud Green Road, Mount Pleasant Crescent is perfectly located to also take full advantage of the green spaces at Finsbury Park and Wray Crescent as well as the nature reserve Parkland Walk.

Freehold house | Charming period home | Two bedrooms | South-east facing garden | Charming dual reception | Separate modern kitchen and lounge area | Modern full rear extension | Quiet and sought-after location in Stroud Green | Close to public transport | Within walking distances to fantastic green spaces | Close to local amenities | Property fully rewired in 2007 | 1066 SQ FT – 99 SQ M





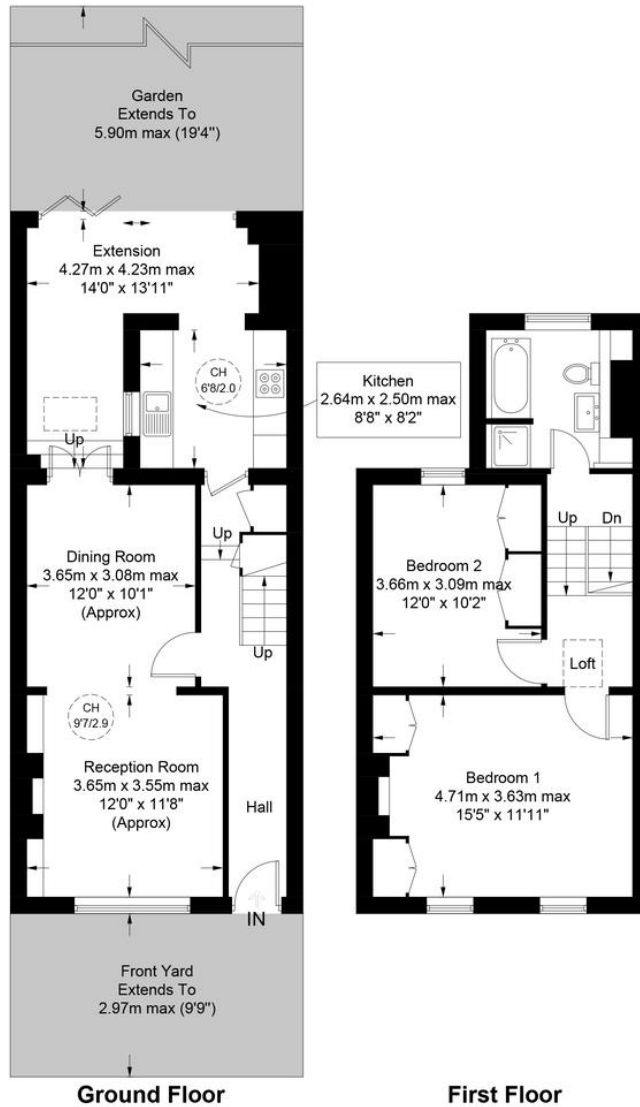




## Mount Pleasant Crescent, N4

Approximate Gross Internal Area = 1066 sq ft / 99.0 sq m

**DAVID  
ANDREW** | your  
most  
valuable  
asset



### 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](mailto:info@davidandrew.co.uk)

W [www.davidandrew.co.uk](http://www.davidandrew.co.uk)



#### 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.



**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. (ID898768)

**DAVID  
ANDREW** | your  
most  
valuable  
asset

