



Mount Pleasant Crescent, N4 4HU

Guide Price £525,000  
Leasehold





# Mount Pleasant Crescent

Located on a quiet, residential street in the heart of Stroud Green, we're delighted to present this spacious two-bedroom, two-bathroom flat in excellent decorative order throughout.

Arranged over the first floor of a modern development and offering 616 SQ FT/57.2 SQ M of internal living space, the property features underfloor heating and double glazing throughout.

Upon entering the flat, a central hallway leads first to the second bedroom providing a versatile space to create a study, guest room or nursery.

At the rear, the generously sized main bedroom features bespoke built-in wardrobes, large patio doors ensure fantastic natural light and open to a flat roof area, ideal for a breath of fresh air and a leafy outlook. An en-suite bathroom with a shower-bath combination, inset WC, countertop sink with storage below, and a heated towel rail adds further comfort. Next to the main bedroom, a second shower room includes a large walk-in shower, inset WC, and sink with vanity unit, further enhanced by stylish black fixtures that beautifully complement the metro tiles and decorative flooring.

Our favourite feature of this lovely home is the large open-plan reception/kitchen space. An abundance of natural light streams through wide windows, offering a view of the attractive architecture of Japan Crescent. There's enough space to easily divide the room into living and dining areas and the kitchen offers a range of white gloss wall and base units, integrated appliances, and a great amount of worktop space.

Mount Pleasant Crescent is a highly sought-after road nestled in the heart of popular Stroud Green, amidst charming railway cottages. It is ideally located to take full advantage of the amenities Stroud Green and Crouch End have to offer. Just a short walk away, Stroud Green Road provides a great selection of restaurants, organic food delis, pubs, and coffee shops. The green spaces of Finsbury Park, Wray Crescent, and the nature reserve Parkland Walk are also within easy walking distance. The property also offers excellent transport links at Crouch Hill Overground and Finsbury Park Station (Victoria and Piccadilly lines, Thameslink, and National Rail).

Two bedrooms | Two bathrooms | Stunning open-plan kitchen/reception | 616 SQ FT - 57.2 SQ M | Modern development | Under-floor heating and smart lights throughout | Great decorative order throughout | EPC rating C | Convenient, yet quiet location |







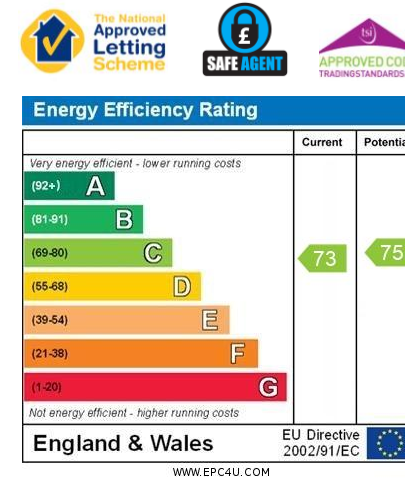
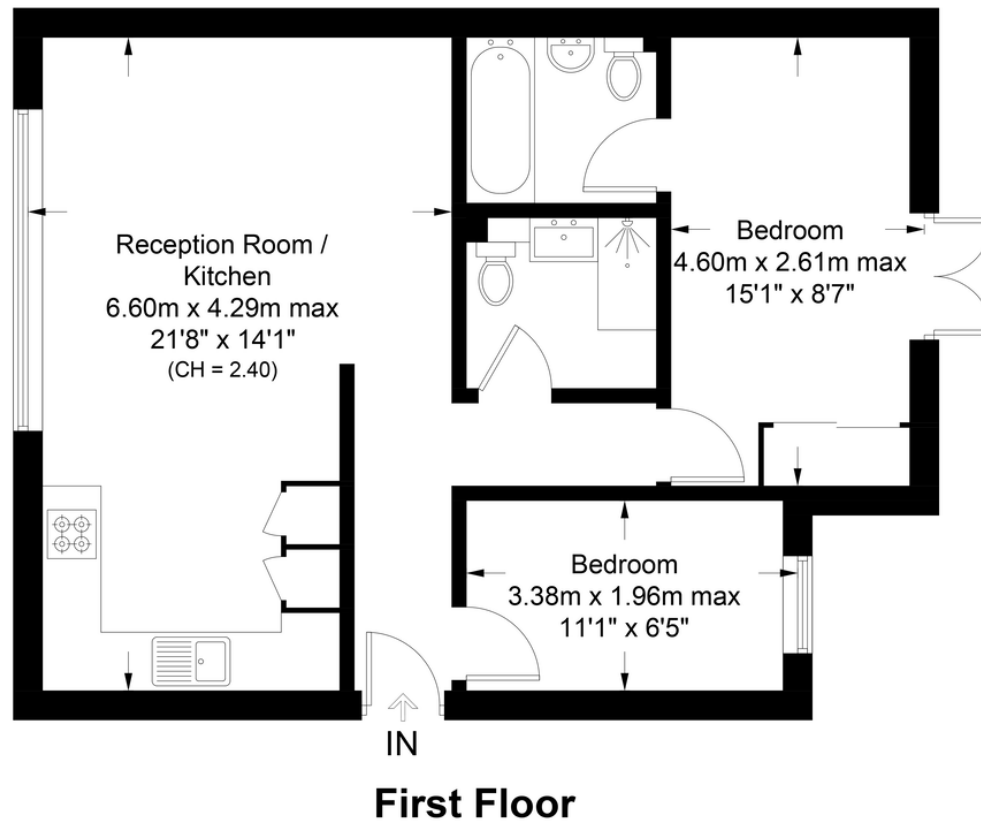


## Mount Pleasant Crescent, N4

Approximate Gross Internal Area = 616 sq ft / 57.2 sq m

# DAVID ANDREW

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**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.

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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. (ID1093080)

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