



Hornsey Rise, N19 3SQ

Guide Price £550,000  
Share of Freehold





# Hornsey Rise N19

Welcome to this stunning two-bedroom flat, perfectly situated on the Crouch End borders and boasting a generous 726 SQ FT/ 67.5 SQ M of internal living space.

Accessed via a large communal entrance hall offering additional storage space, the flat opens up into a central hallway providing access to all rooms.

Firstly the main bedroom, offering an exceptionally spacious retreat. It features two large built-in wardrobes providing ample storage space, and a beautiful feature fireplace that adds a touch of elegance and character. Two large sash windows flood the room with natural light, creating a bright and inviting atmosphere. Next door the second bedroom, currently in use as a nursery, offering a versatile space to turn into a study or guest bedroom, adapting easily to your needs.

Next our favourite space and heart of this home; a vast reception room with large bay window allowing fantastic natural light to pour in throughout the day. A feature fireplace adds character, while bespoke shelving in the alcoves a touch of practicality. To the rear, a well-appointed bathroom designed for relaxation and convenience, featuring a shower/bath combination, inset WC, and a sink with a large vanity unit that offers plenty of storage. And a separate kitchen/diner equipped with plenty of wall and base kitchen units for storage and essential appliances. The kitchen also provides access to a picturesque balcony with leafy views, perfect for al fresco dining or simply enjoying the outdoors and overlooking the pretty architecture of Hornsey Rise Gardens.

The flat is conveniently located within easy walking distance to the vibrant Crouch End, known for its vast array of charming restaurants and shops. Highgate and Stroud Green are also within easy reach offering even more dining and shopping options. The flat is well served by various bus routes to Archway Station (Northern Line) and Central London and nature lovers will appreciate the proximity to the nature reserve Parkland Walk, a scenic route that leads all the way into Highgate Woods, providing a peaceful escape from city life.

Two bedrooms | Private balcony | Vast reception room | Separate eat-in kitchen | Share of Freehold | 726 SQ FT - 67.5 SQ M | Lots of natural light | High ceilings | Double glazed throughout – EPC C | Convenient location for transport and amenities





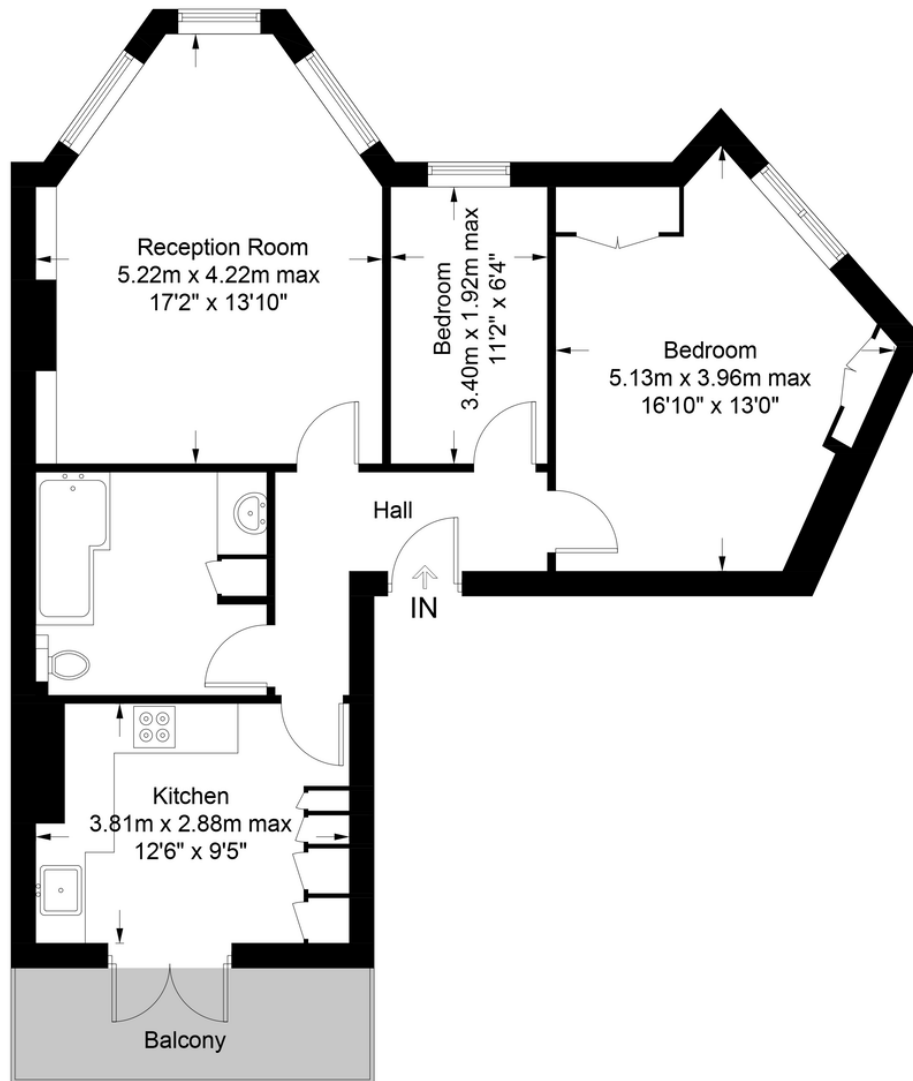






## Hornsey Rise, N19

Approximate Gross Internal Area  
726 sq ft / 67.5 sq m



### First 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. (ID1087195)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### Agent's Note:

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