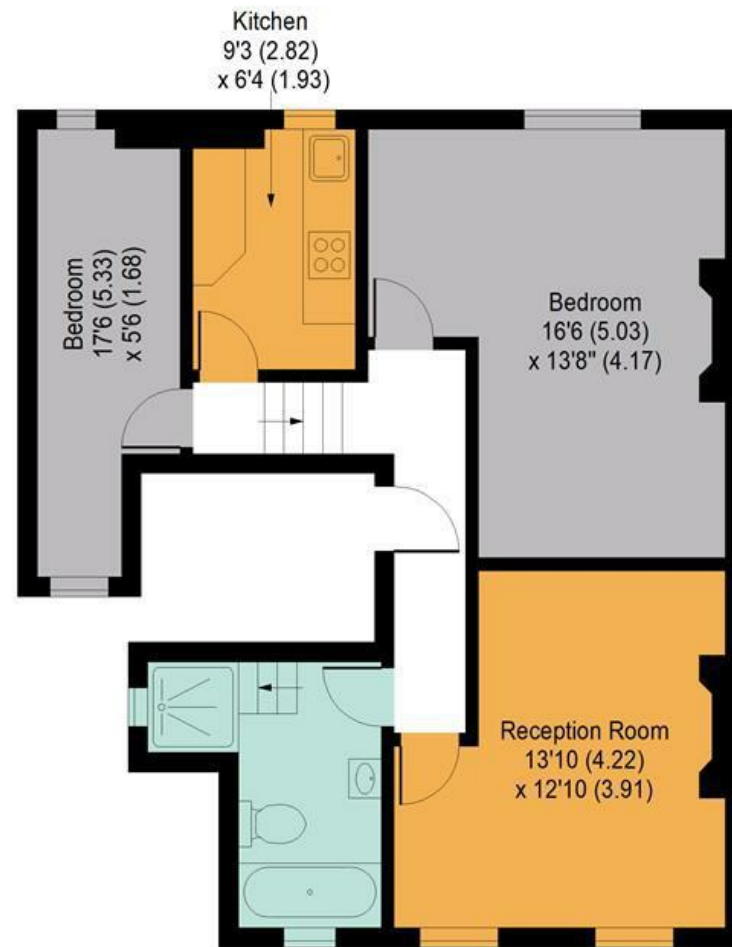




## Crouch Hill

APPROX. GROSS INTERNAL FLOOR AREA 653 SQ FT / 60.7 SQ M



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

CROUCH HILL

1 BEDROOM | 1 BATHROOM | FLAT





### MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > GROUND RENT £0
- > SERVICE CHARGE £0
- > CHAIN FREE

### KEY FEATURES

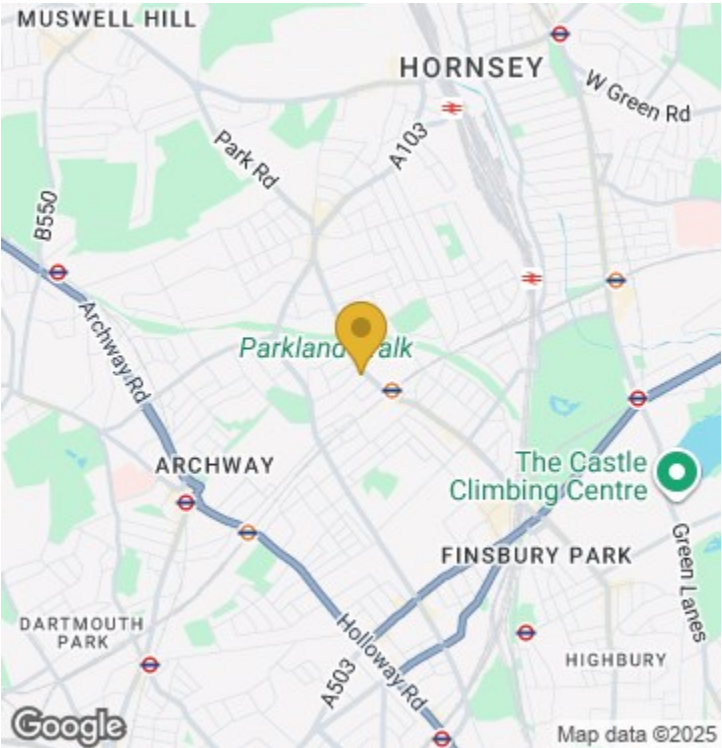
- TWO BEDROOM
- PERIOD FEATURES
- LARGE RECEPTION WITH DINING SPACE
- SEPARATE KITCHEN
- STYLISH, FULLY TILED BATHROOM
- PRIME CROUCH HILL LOCATION

YOURS FOR  
£425,000

Tucked inside a striking Victorian villa on tree-lined Crouch Hill, this light filled two bedroom apartment offers plentiful versatile space, a charming layout, and heaps of potential to make it your own. You're just moments from the village vibes of Stroud Green and green expanses of Parkland Walk.

Outside, the building's distinctive Gothic style facade, bay windows and leafy frontage add instant kerb appeal. With the overground and underground just minutes away and an enviable number of local hotspots on your doorstep, this flat balances calm retreat and urban convenience beautifully.

SEE MORE  
PROPERTIES  
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

