



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.



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CROUCH HILL

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

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

KEY FEATURES

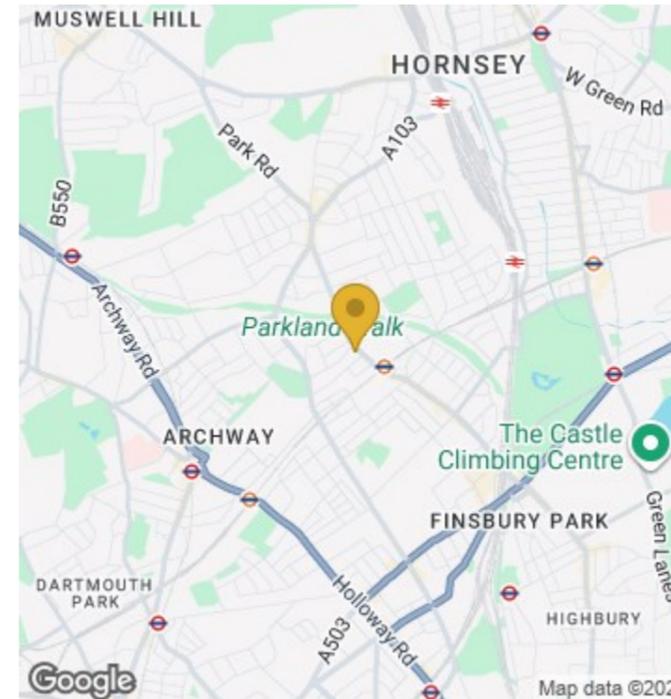
- TWO BEDROOM
- PERIOD FEATURES
- LARGE RECEPTION WITH DINING SPACE
- SEPARATE KITCHEN
- STYLISH, FULLY TILED BATHROOM
- PRIME CROUCH HILL LOCATION

**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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

