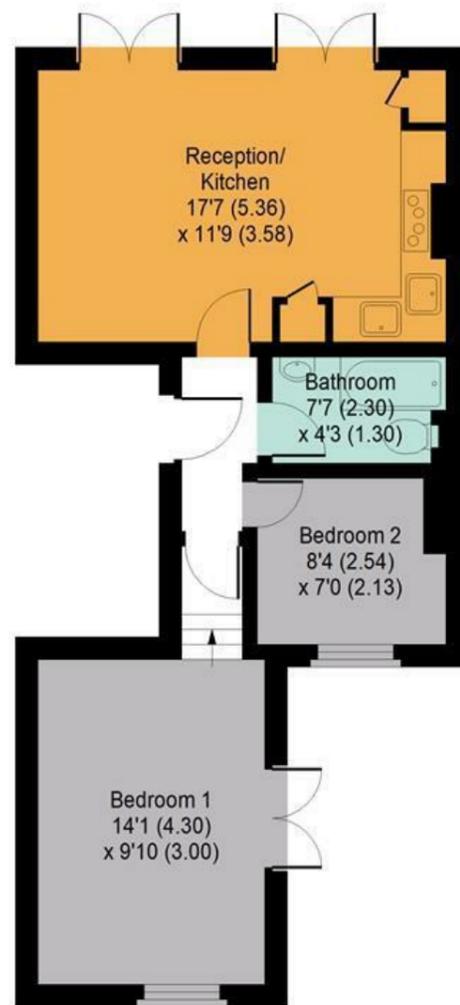




## Crouch Hill, N4

APPROX. GROSS INTERNAL FLOOR AREA 501 SQ FT / 46.5 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

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

CROUCH HILL

2 BEDROOM | 1 BATHROOM | FLAT



**MATERIAL INFORMATION:**

- > COUNCIL TAX BAND: C
- > EPC RATING: D
- > 0.5 MILES FROM FINSBURY PARK STATION
- > CHAIN-FREE

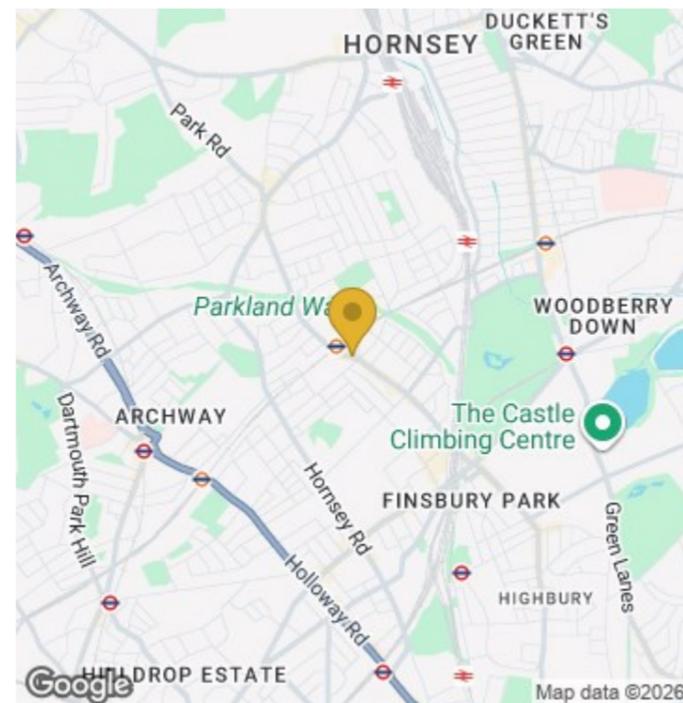
- KEY FEATURES**
- REFURBISHED TWO-BEDROOM FIRST-FLOOR FLAT
  - BRIGHT OPEN-PLAN LIVING WITH PRIVATE UNDEMISED BALCONY
  - MODERN KITCHEN WITH INTEGRATED APPLIANCES
  - PEACEFUL MAIN BEDROOM WITH OUTDOOR ACCESS
  - SECOND BEDROOM IDEAL AS OFFICE OR GUEST ROOM
  - PRIME SPOT BETWEEN STROUD GREEN & CROUCH END, NEAR FINSBURY PARK STATION

**YOURS FOR £475,000**

Perfectly positioned between Stroud Green and Crouch End, this beautifully refurbished two-bedroom first-floor apartment offers stylish open-plan living, a private balcony, and a crisp modern finish throughout.

Ideally located, the property is just one minute from Crouch Hill Overground, moments from Stroud Green Road's popular cafés and restaurants, close to Crouch End, and within easy reach of Finsbury Park Station. Parkland Walk is also nearby. Offered chain free, the property benefits from a new roof installed in 2022, zero service charge, and a £200 ground rent, making it a highly attractive and low-maintenance home.

**SEE MORE PROPERTIES ONLINE**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
71	75
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

- BEDROOMS: 2**
- BATHROOMS: 1**
- RECEPTIONS: 1**

