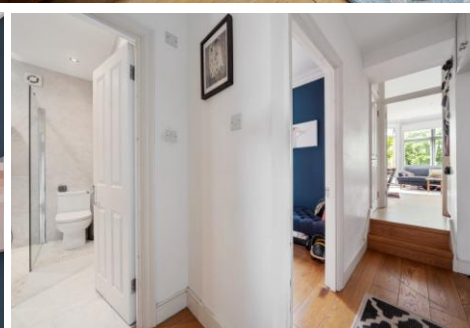




David Astburys



Elder Avenue, Crouch End N8  
£650,000  
Share of Freehold

15 Park Road, Crouch End, London, N8 8TE  
davidastburys.com  
0203 000 6787 | sales@davidastburys.com

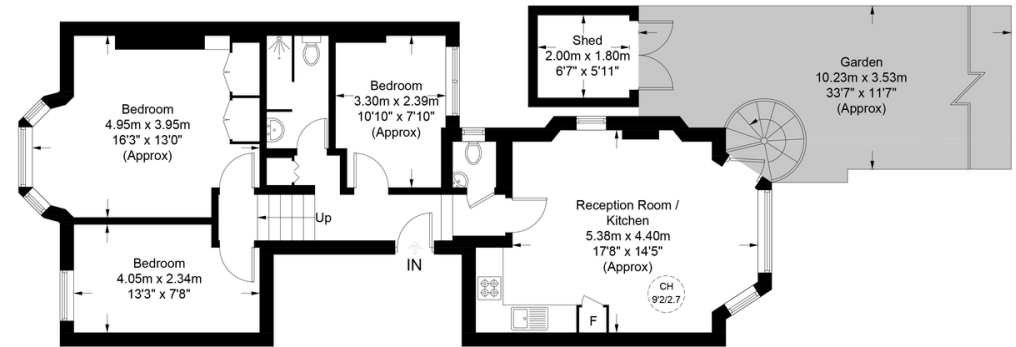
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- Share of Freehold
- First Floor
- Private Garden
- Period Conversion
- One Bathroom & 2 W.C.
- End of Terrace
- Rokesly Junior School 0.2 Miles
- Hornsey School for Girls 0.3 Miles



## Elder Avenue, N8

Approximate Gross Internal Area = 778 sq ft / 72.3 sq m



First Floor

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. (ID767441)

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
			76
			62