



Stylish two-bedroom apartment on the top floor of this sought after block on a quiet close, situated just off the pleasant Ossian Road and minutes' walk away from the grocers, cafés and restaurants in Stroud Green and Crouch End. The property has been renovated throughout to a high standard and features fabulous open plan reception room to contemporary kitchen.

Well-proportioned apartment comprising a spacious reception room, with large windows enjoying views over the covered reservoir, contemporary kitchen with breakfast bar and high-spec fixtures and fittings, good size bathroom with clean tiled look. Additional features include under-floor heating in kitchen and bathroom, double glazing, wooden flooring, communal gardens, parking spaces and garage. Darren Close is next to London's longest nature reserve, The Parkland Walk, connecting Alexandra Palace, Highgate, and Finsbury Park along a leafy disused train line. Crouch Hill Overground Station is 0.2 miles away and Harringay Train Station and Finsbury Park Underground Station both only 0.7 miles away. St Aidan's Primary School inspected as 'outstanding'.

Darren Close, Stroud Green, London N4 4EF

£545,000 Share of Freehold

HOBARTS ESTATE AGENTS

23 Ferme Park Road, Stroud Green, London, N4 4DS

stroudgreen@hobarts.co.uk

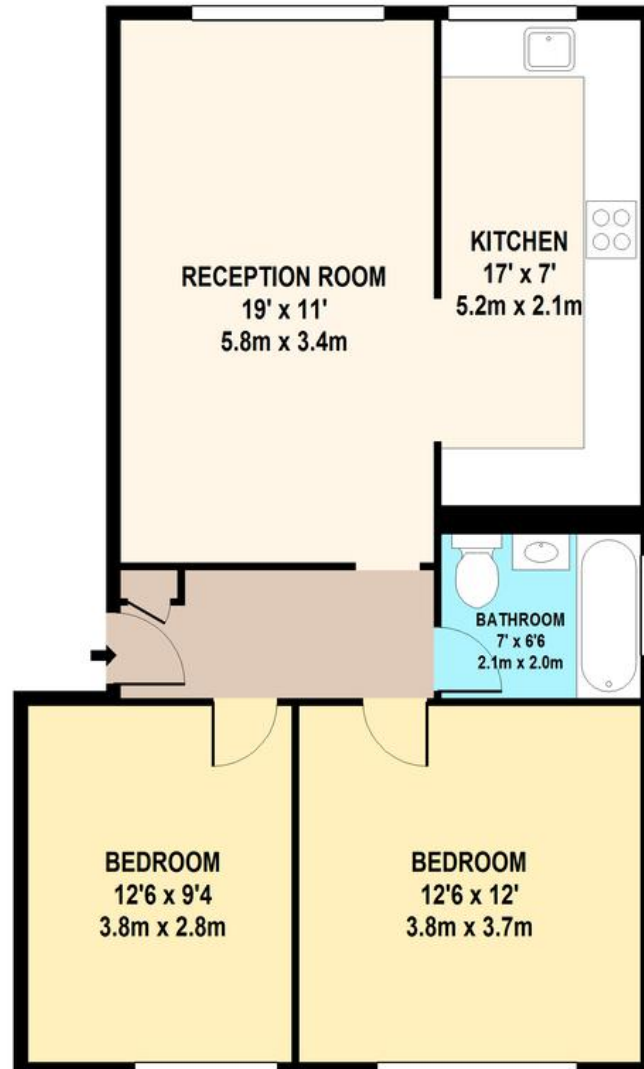
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- Two double bedrooms
- Top quality contemporary kitchen
- Communal gardens
- The Parkland Walk and Finsbury Park minutes away
- Garage

- Top floor of quiet private block
- Open plan reception to kitchen
- Transport links at Crouch Hill, Harringay and Finsbury Park
- Great location for shops in Stroud Green and Crouch End Broadway
- Chain Free

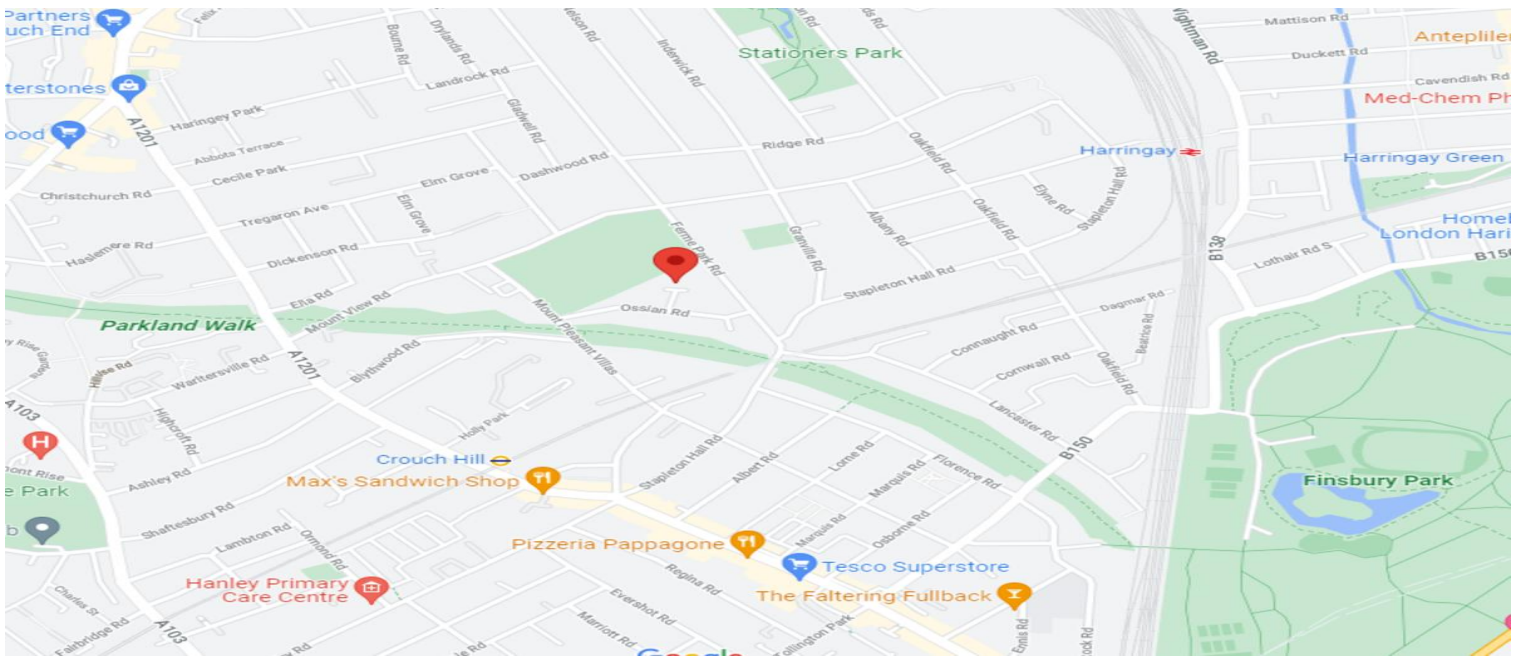


2ND FLOOR

DARREN CLOSE

TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
	66
	70
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) 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	
	65
	69
EU Directive 2002/91/EC	

Tenure:
Share of Freehold

Ground rent:

Service Charges:

Local Authority:
Haringey London Borough Council

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
020 8342 9000

Contact:
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