



Hobarts is delighted to offer this 2,073 square foot semi-detached house, a walking distance from the vibrant Crouch End Broadway and convenient travel links on the Northern Line at Highgate Station. This house is the ideal foundation to create a long-term family home, offering a large southwest facing garden backing on to Crouch End Cricket Club, and a driveway that provides ample space for parking two cars. Surrounded by green areas including Alexandra Palace and Priory Parks, as well as Crouch End open space and Queens Wood, as well as amenities at both Crouch End and Muswell Hill Broadways. This is a Freehold property offered chain free.

Park Road, Crouch End, London, N8 8JJ

£1,750,000 Freehold

HOBARTS ESTATE AGENTS

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

stroudgreen@hobarts.co.uk

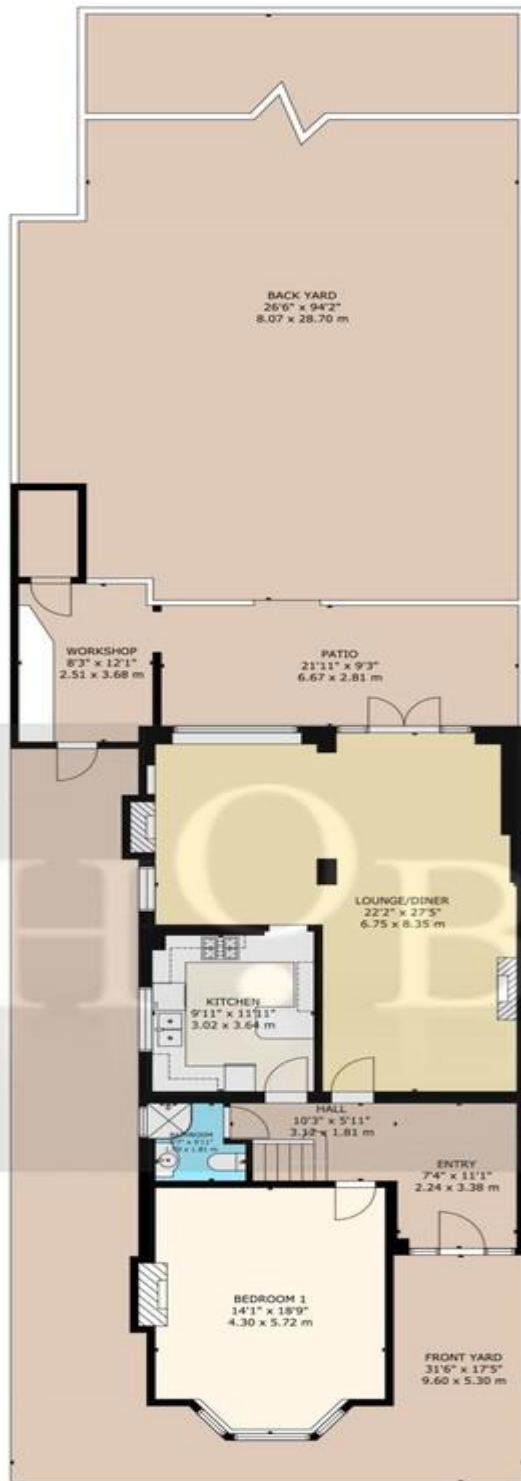
www.hobarts.co.uk

020 8342 9000



- Five double bedrooms
- Additional drawing room
- 2,073 square feet semi-detached house
- Green spaces at Priory Park and Highgate Woods
- Amenities at Crouch End and Muswell Hill Broadways nearby

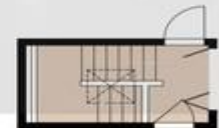
- Interlinking reception rooms
- Large southwest facing garden
- Transport links at Highgate Station
- Potential for a rear or side extension (subject to consents)
- Chain free



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 97 SQM / 1,046 SQ FT
FRONT YARD 60 SQ M / 646 SQ FT
BACK YARD 239 SQ M / 2,571 SQ FT
PATIO 19 SQ M / 202 SQ FT
WORKSHOP 9 SQ M / 98 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 89 SQM / 963 SQ FT

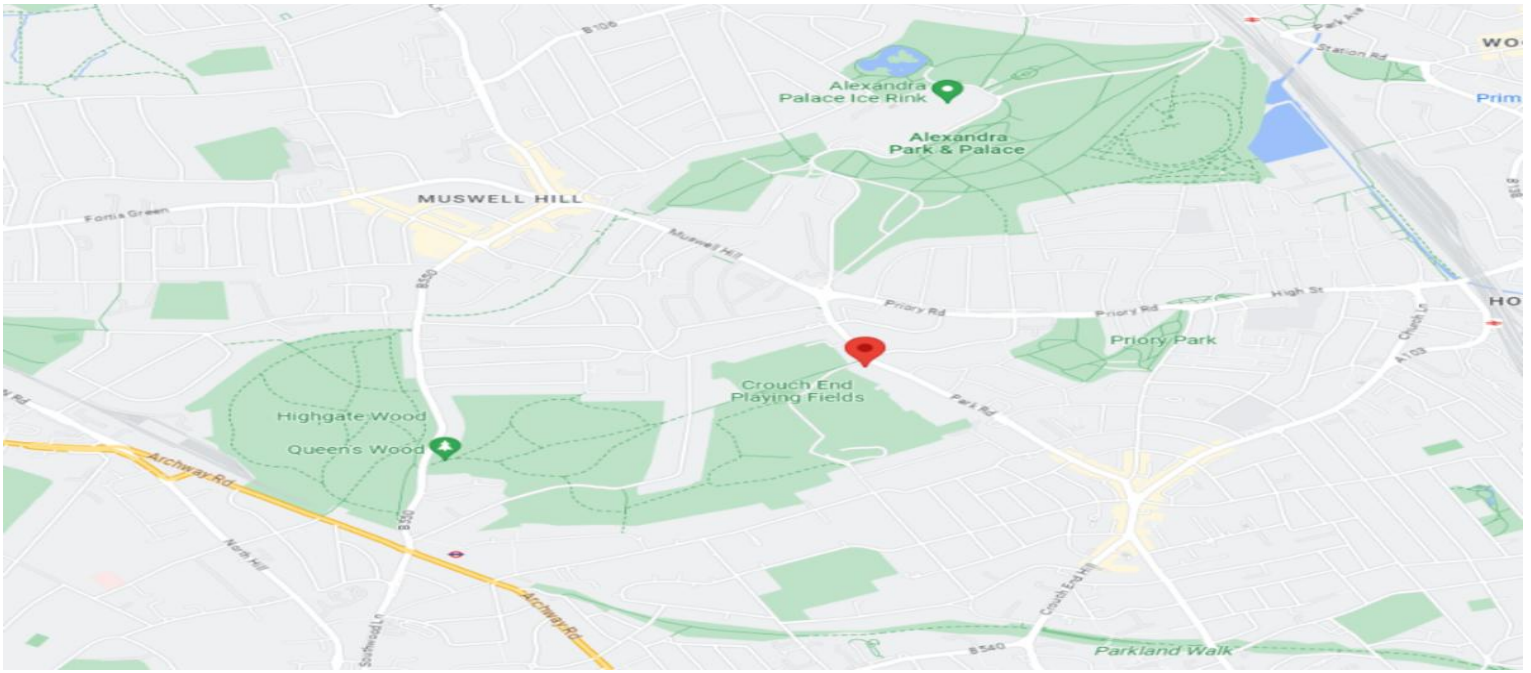


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 6 SQM / 64 SQ FT

**GROSS INTERNAL
FLOOR AREA 192 SQ M / 2,073 SQ FT
FRONT YARD 60 SQ M / 646 SQ FT
BACK YARD 239 SQ M / 2,571 SQ FT
PATIO 19 SQ M / 202 SQ FT
WORKSHOP 9 SQ M / 98 SQ FT**

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure:
Freehold

Ground rent:

Service Charges:

Local Authority:
Haringey London
Borough Council

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

Contact:
23 Ferme Park Road
N4 4DS

stroudgreen@hobarts.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.