

Fabulous two-bedroom modern apartment with South facing balcony and communal gardens on the second floor of this new build block situated in a sought after quiet residential turning off Crouch Hill. This lovely spacious home offers a stunning reception room open to a modern fitted kitchen with integrated appliances and breakfast bar. Glass doors open from the reception to a lovely South facing balcony allowing for light to flood this apartment. Additional features include a modern bathroom with shower, plenty of storage, wooden floors, double glazing, rear communal gardens and secure gated car parking.

Within a short walk to both Crouch End and Stroud Green with a varied selection of shops, cafes, restaurants and the green space of The Parkland Walk on your doorstep. Transport links are a short walk away at Crouch Hill over ground and Finsbury Park with links to the city. early viewings are highly advised.

Dickenson Road, Crouch End, London, N8 9EQ

£500,000 Leasehold

HOBARTS ESTATE AGENTS

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

stroudgreen@hobarts.co.uk

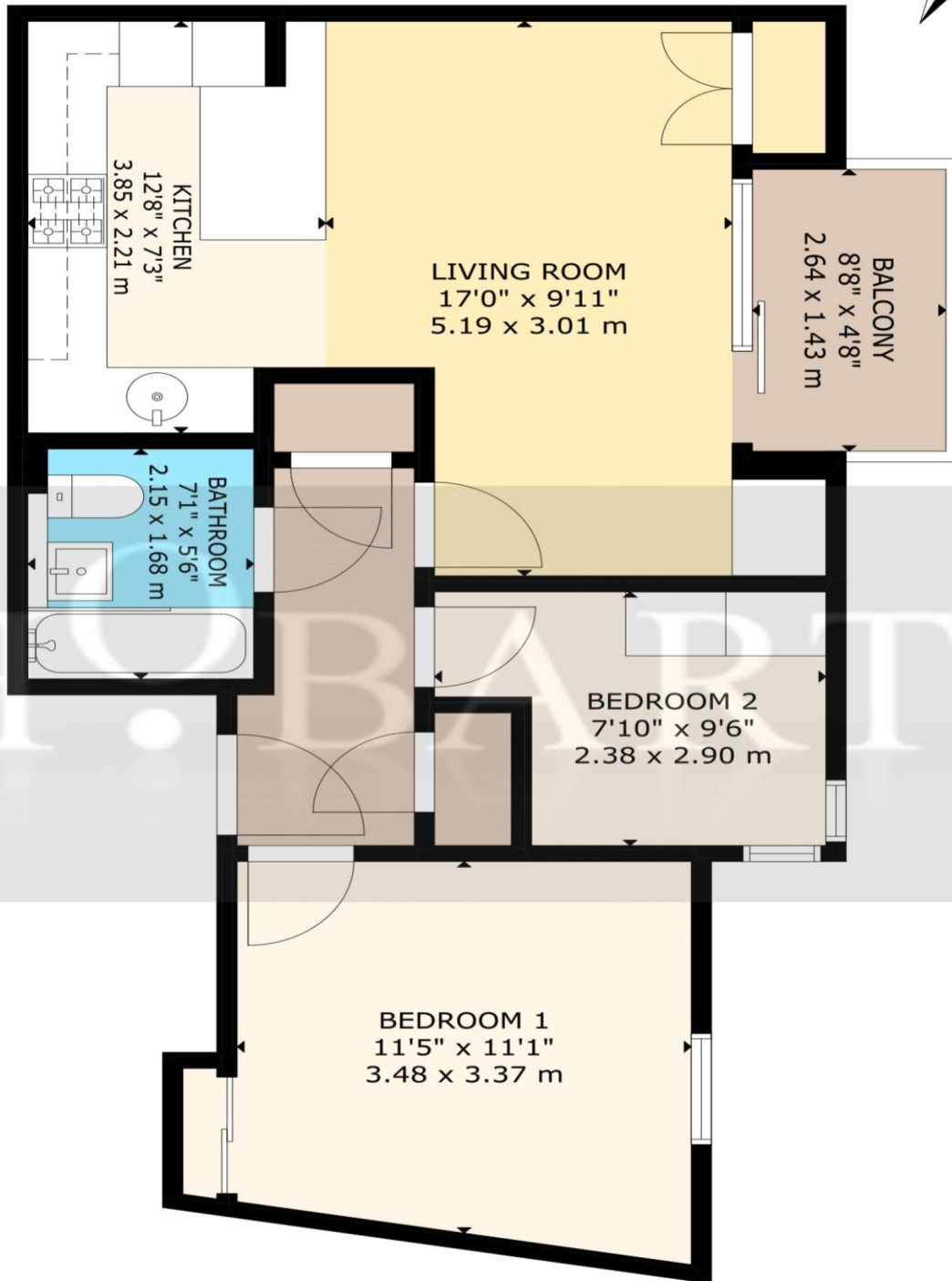
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- Two bedrooms
- Open plan reception/kitchen
- Bathroom with shower
- Large communal gardens
- Transport links at Crouch Hill over ground and Finsbury Park station close by

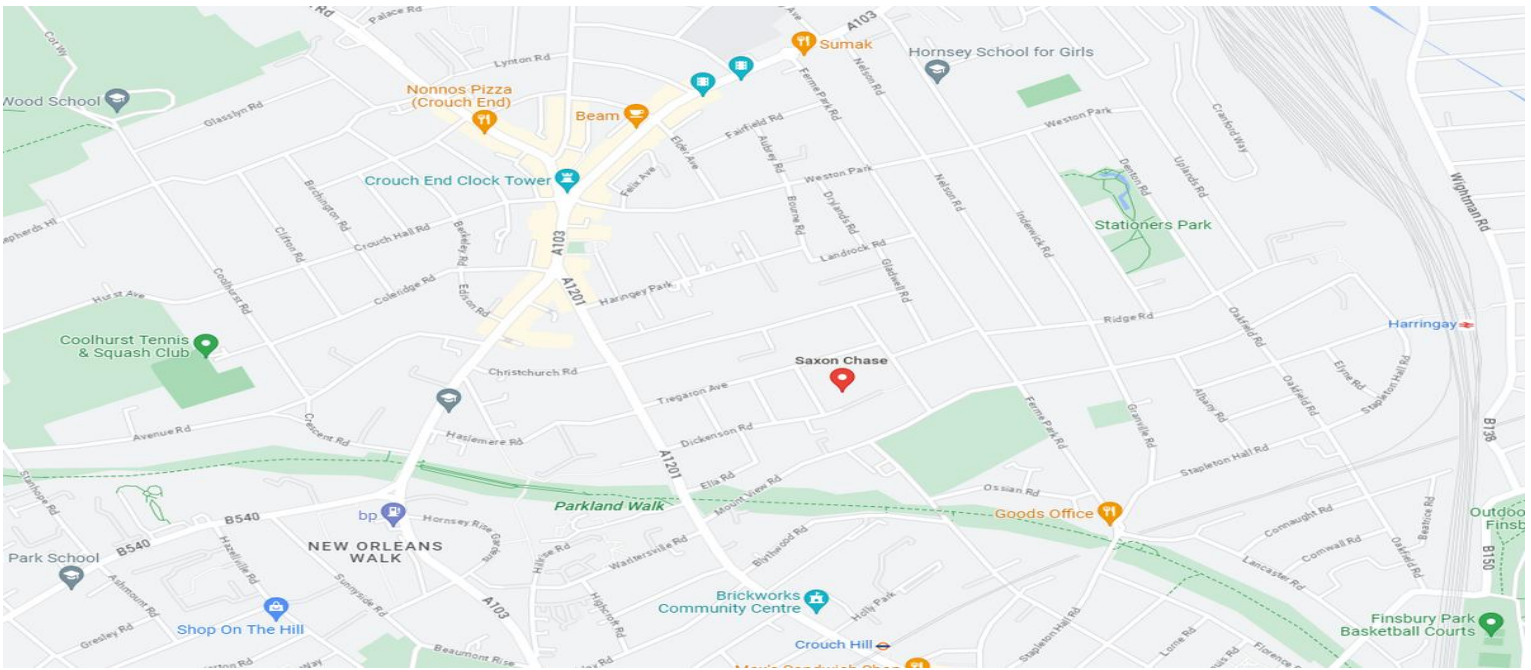
- Modern apartment
- South facing balcony
- Wooden floors
- Gated car parking
- Crouch End shopping and amenities a short walk



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 54 SQ M / 583 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	79	79
(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	

Tenure:
Leasehold

Ground rent:

Service Charges:

Local Authority:

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

Contact:
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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.