

David Astburys



Ferne Park Road, Crouch End N8
£460,000
Share of Freehold

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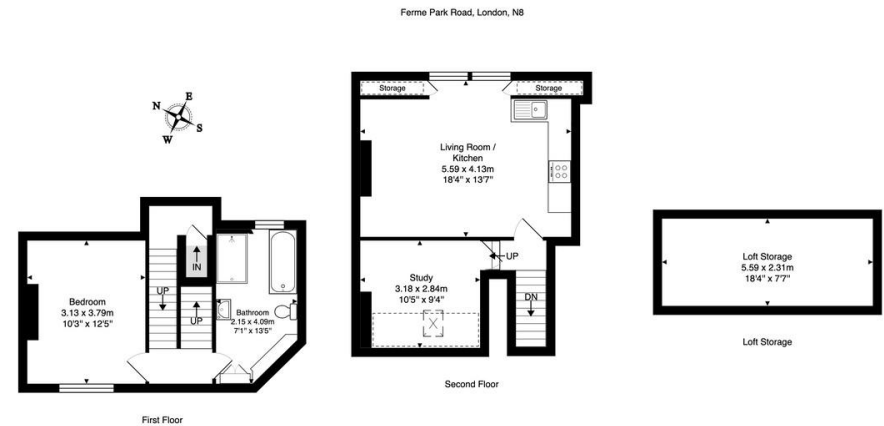
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- 708 Square Feet
- Second Floor (Top)
- Split Level Duplex Flat
- Usable Loft Room Creating an
- Period Conversion
- Share of Freehold
- Hornsey Station (0.5 miles)
-

Unofficial 2nd Room



Reduced headroom areas below 1.50m / 5'0"

Gross Internal Area: 65.8 sq m / 708 sq ft (excluding loft storage)
Loft Storage: 12.9 sq m / 139 sq ft
Total: 78.7 sq m / 847 sq ft

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		75 C
39-54	E	68 D	
21-38	F		