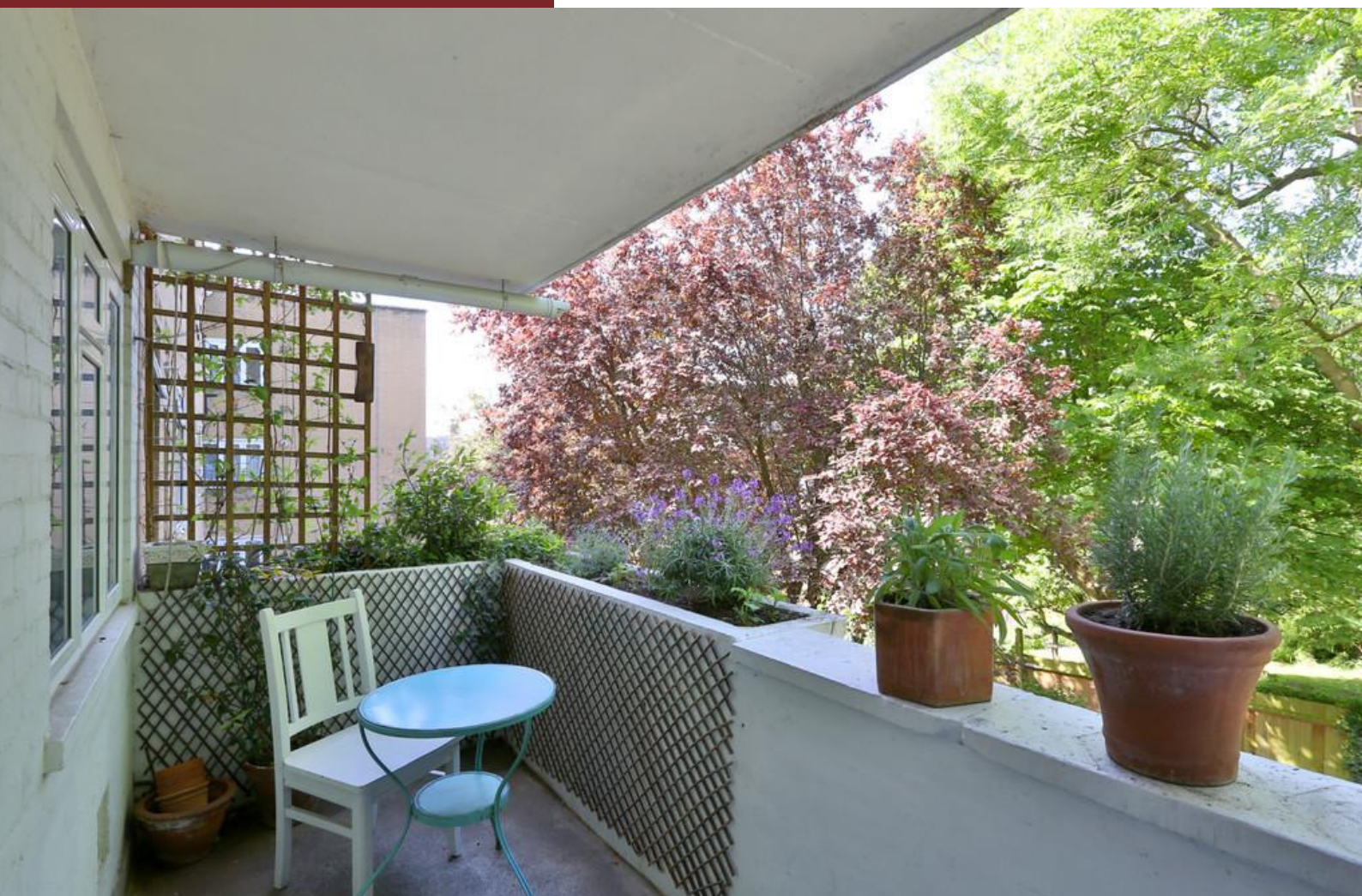




**HOBARTS**  
estate agents • surveyors • valuers

OTWAY COURT, GRANVILLE ROAD, STROUD  
GREEN, LONDON, N4 4JD  
ASKING PRICE OF £459,950



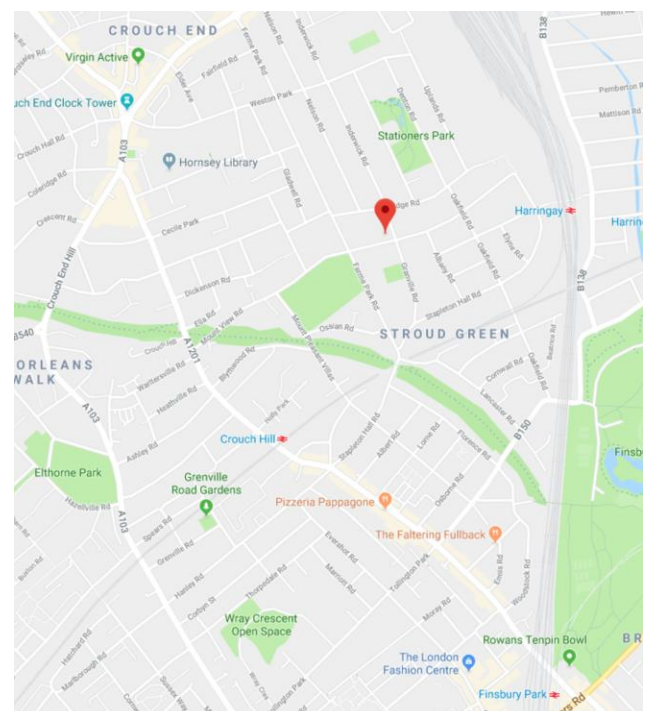




## Property Summary

Excellent opportunity to acquire this spacious, well presented, two double bedroom, first floor purpose built flat. Situated in this conveniently positioned small block on a quiet residential road close to transport, shops and within easy access to Crouch End and Finsbury Park. Features include two balconies with green outlook, well-proportioned room sizes, ample storage, wooden parquet flooring, communal gardens and long lease. Sunlight floods in this lovely hill top flat, moments from Haringey BR station with frequent trains into the centre of London (Kings Cross/Old Street) 20 minute walk or bus ride to transport links at Finsbury Park and to Crouch End's vibrant shopping and amenities.

- Two double bedrooms
- Reception room with feature fireplace
- Two balconies with leafy sunny outlooks
- Fully fitted kitchen
- Bathroom with shower and separate w.c.
- Plenty of storage
- Communal garden
- Parquet flooring and double glazing
- Transport links at Haringey over ground and Finsbury Park tube
- Shopping in Crouch End and Stroud Green close by





## 1ST FLOOR

### OTWAY COURT

TOTAL AREA (EXCLUDING BALCONY) : APPROX. 696 SQ.FT (64.7 SQ.M)

TOTAL AREA (INCLUDING BALCONY) : APPROX. 848 SQ.FT (78.8 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

