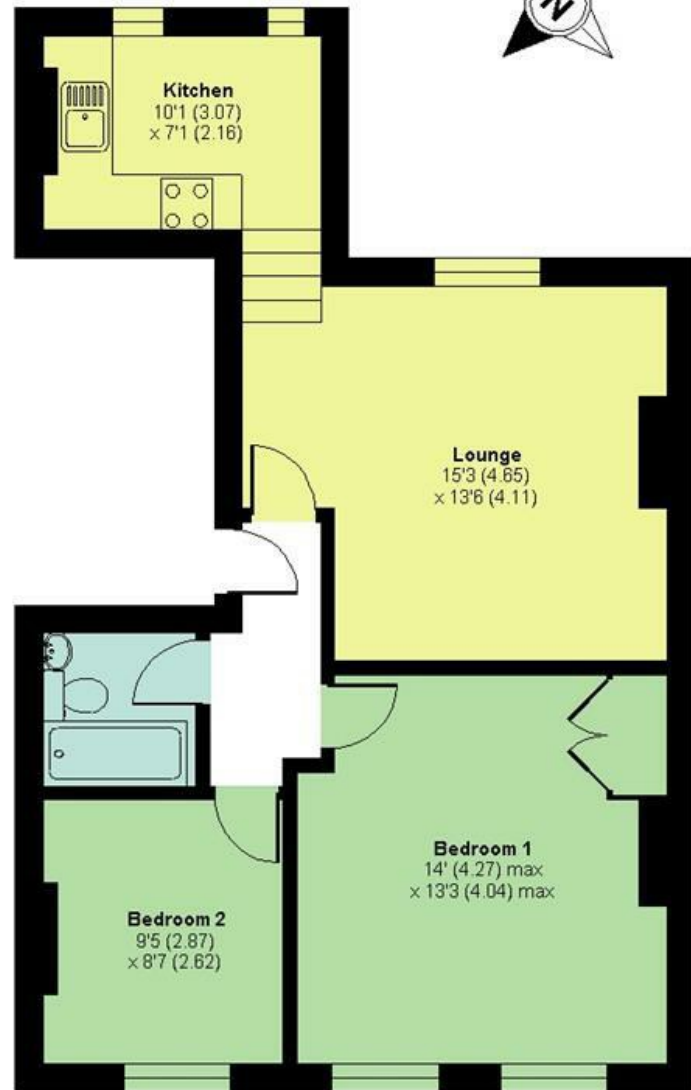




## Ashley Road, London, N19

APPROX. GROSS INTERNAL FLOOR AREA 616 SQ FT 57.2 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## ASHLEY ROAD

2 BEDROOM | 1 BATHROOM | CROUCH HILL



## OUR FAVOURITE FEATURES:

> ORIGINAL VICTORIAN CORNICING

> BRILLIANTLY LOCATED

> DARK WOOD LAMINATE FLOORING

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- PART FURNISHED
- NEUTRAL DECOR THROUGHOUT
- AVAILABLE FROM 16H JUNE
- GAS CENTRAL HEATING
- 0.2 MILES FROM CROUCH HILL STATION

YOURS FOR  
£1,500 PCM

The accommodation is located on the first floor of a Victorian conversion and is neutrally decorated throughout - making it ideal if you would like to get settled in straight away. The flat encompasses two front facing double bedrooms, that are situated next to the bathroom featuring white floor-to-ceiling tiles, a wall mounted sink, and a bath with shower attachment and glass divider. Towards the back of the apartment, you will find a well-proportioned living area with an original sash window overlooking the leafy gardens to the rear of the building, and a modern kitchen with grey floor tiles, splash back wall tiling, glass topped ceramic hob, electric oven and plentiful storage space.

The property is situated on a very attractive street, nestled on the borders of trendy Stroud Green and stylish Crouch End. You'll be 0.2 miles from Crouch Hill Railway Station, which can get you easily to Upper Holloway, Gospel Oak and Harringay Green Lanes, and 0.9 miles to Finsbury Park Station which is served by the Victoria, Piccadilly and Overground lines. You'll be close to a number of great restaurants, delis, shops and pubs. Our favourites include Max's Sandwich Shop, local craft beer house The Hopsmiths and deli-with-the-mostest The Italian Farmers... check out an interview with Massimo the owner in local culture magazine North Four: [www.northfour.co/local-portrait-massimo-santoro](http://www.northfour.co/local-portrait-massimo-santoro)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		55	64
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		54	65
		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

