



Crouch Hill, N4 4AJ

Guide Price £875,000
Share of Freehold



Crouch Hill N4

A fantastic newly converted three-bedroom ground floor garden flat measuring 1100 SQFT / 102 SQM.

This excellent property benefits from its own private entrance, three bedrooms, a family bathroom, additional WC, a separate cloakroom, and a huge open-plan kitchen reception room with bi-folding doors leading to the rear garden.

This flat also has a large cellar, and a walk-in cupboard, which is useful for storage. The flat has the potential for off-street parking for one car at the front of the building.

Located on Crouch Hill equidistant between Finsbury Park station (Victoria & Piccadilly lines, National Rail & Thameslink services) and Crouch End and only a stone's throw from Crouch Hill Overground, there's an excellent array of local bars, restaurants, and shopping amenities. The popular Parkland Walk nature reserve is only a couple of minutes' walk away, excellent for dog walking, jogging, or an enjoyable stroll. Falling within the catchment of several sought-after schools and nurseries.

NB. Photos have been virtually staged to demonstrate how the space may be arranged. Share of Freehold will be issued when all three units have been sold.

- 1100 SQ FT / 102.2 SQM
- EPC C
- Three double bedrooms
- Modern bathroom and additional WC
- Ample storage
- New 999 Year Lease
- South-west facing rear garden
- Private entrance





