



Crouch Hill, N4 4AJ

Guide Price £925,000  
Share of Freehold





# Crouch Hill N4

We are delighted to offer this exceptional three double-bedroom apartment, boasting 1,075 SQ FT of newly converted lateral living space, ready for its first occupants. Thoughtfully designed by the current owner with both design and function in mind, this home delivers everything you need for contemporary living.

The flat benefits from its own private entrance, leading into a bright, welcoming foyer and central hallway which provides access to all rooms and offers two convenient storage cupboards. First, you'll find a sleek and modern family bathroom, complete with high-quality fixtures and a bath/shower combination, further along the hallway, an additional guest WC further enhances convenience. The flat boasts three double bedrooms, each designed to offer exceptional versatility and can easily adapt to the evolving needs of modern living, whether you're working from home, accommodating guests, or the arrival of a new family member.

The heart of the home is the stunning open-plan kitchen and reception room, offering a vast space designed for both entertaining and relaxing. The kitchen features modern, neutral décor, with ample counter space, custom cabinetry, and high-end integrated appliances. A large skylight further enhances the bright, airy ambiance of the space. The reception area is large enough to comfortably accommodate separate dining and living zones, ideal for hosting or enjoying family time. Full-width folding doors flood the space with natural light and open directly onto the private, south-west-facing garden. Paved for easy maintenance and enhanced by raised flowerbeds - perfect for alfresco dining, or simply relaxing in the sun.

The flat also 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, this apartment offers an excellent array of local bars, restaurants, and shopping amenities. The popular Parkland Walk nature reserve is just a couple of minutes' walk away, perfect for dog walking, jogging, or an enjoyable stroll. Additionally, the flat is 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.

Chain free sale | Newly converted ground floor flat | Three bedrooms | Private, south-west facing garden | Modern bathroom & additional WC | Stunning open-plan kitchen reception | 1075 SQ.FT - 99.8 SQ.M | Own entrance | Ample storage | Fully double glazed - EPC C |



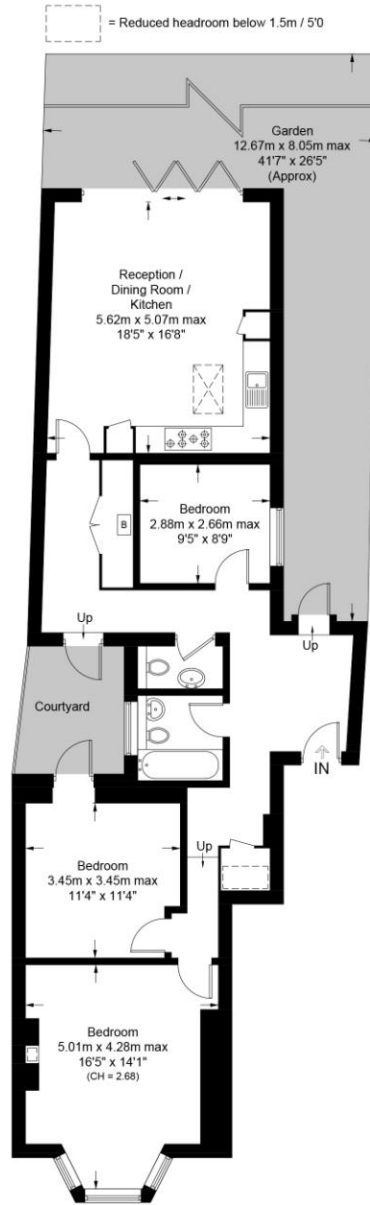






## Crouch Hill, N4

Approximate Gross Internal Area = 1075 sq ft / 99.8 sq m  
Reduced Headroom = 7 sq ft / 0.7 sq m  
Total = 1082 sq ft / 100.5 sq m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1124945)



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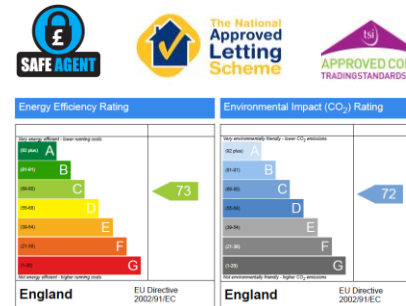
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### Agent's Note:

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