



Harold Road, N8

£425,000 *To be advised*



The sense of space is immediately apparent, with a generous reception room bathed in natural light from three wide sash windows, a room made for relaxed evenings, entertaining friends or simply unwinding after a long day.

KEY FEATURES

- First floor
- Period Conversion
- Stunning reception room
- One bedroom
- Separate kitchen
- Excellent decorative order



Crouch End

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DESCRIPTION

Positioned on the first floor of an attractive period building, this beautifully proportioned one-bedroom apartment offers elegant living in the very heart of Crouch End.

The proportions are excellent, comfortably accommodating both living and dining areas without compromise.

The separate kitchen is neatly arranged and practical, while the bedroom provides a calm and inviting retreat, thoughtfully positioned away from the main living space. A well-sized bathroom completes the accommodation, making the flat both functional and refined.

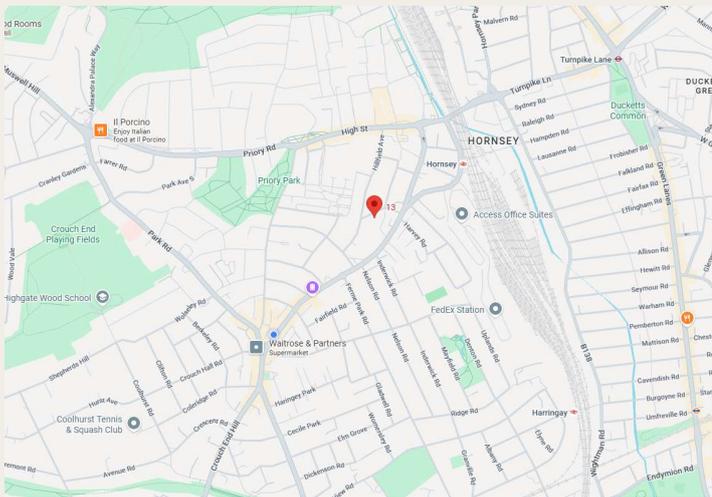
Extending to approximately 544 Sq ft, the apartment balances charm and usability with ease. Perfectly placed for the independent shops, cafés and restaurants of Crouch End Broadway, as well as excellent transport links into the City and West End, this is a home that offers both lifestyle and convenience in equal measure.

An ideal purchase for first-time buyers, professionals seeking a classic Crouch End address with enduring appeal.





LOCATION



<https://www.winkworth.co.uk/sale/property/CRO260034>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Nearest Stations: -

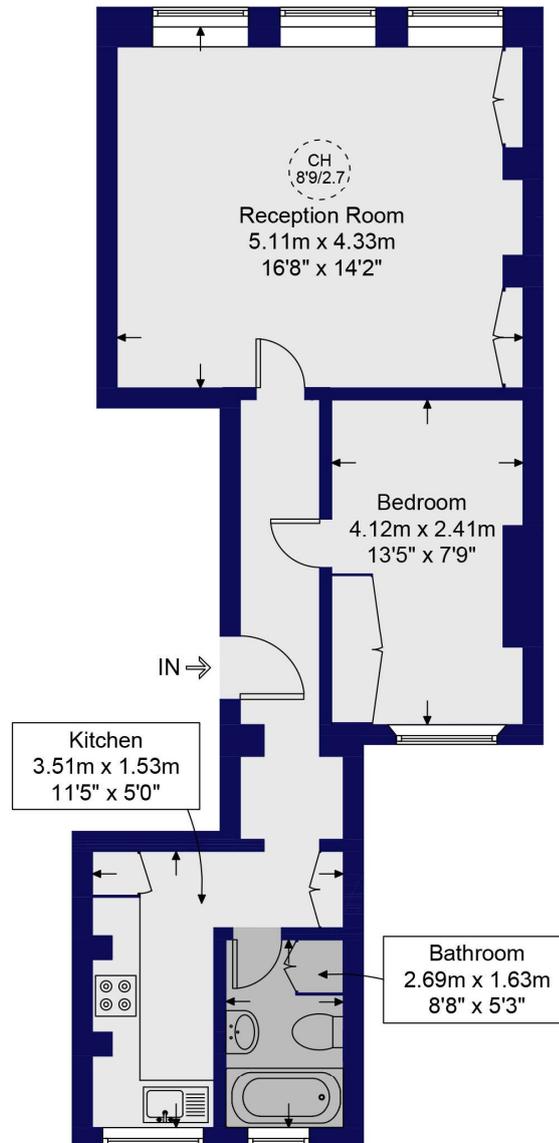
Hornsey Rail - 0.3 Miles
Turnpike Lane - 0.8 Miles

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £0
Ground Rent: £0
Council Tax Band: TBC
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 544 sq ft / 50.5 sq m



First Floor
Gross Internal
Floor Area 544 tsq ft / 50.5 sq m

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.
This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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