



HERMITAGE ROAD, LONDON, N4  
**£450,000 LEASEHOLD**

**A 576 SQ. FT TWO BEDROOM FIRST FLOOR  
PERIOD CONVERSION, N4.**

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## DESCRIPTION:

Set on the first floor of an attractive period conversion, this well-proportioned two bedroom flat is offered to the market chain free and benefits from an abundance of natural light throughout.

The property comprises an open plan kitchen and living area, creating a bright and sociable space, along with two bedrooms and a well-appointed bathroom.

Further benefit includes a long lease and chain free status.

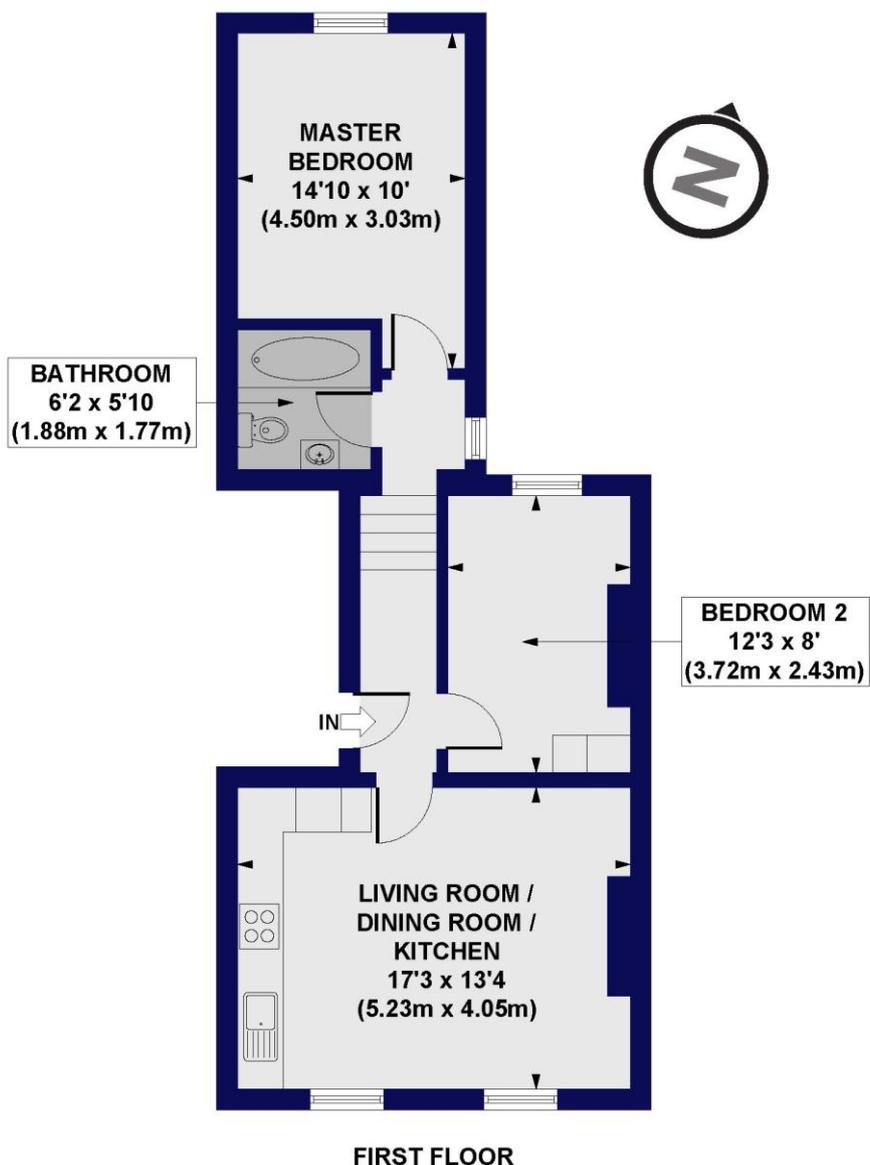
Hermitage Road is renowned for its welcoming local community and charming Victorian terraces, making it a highly desirable destination. The area boasts an expanding array of independent shops, cafes and restaurants along Green Lanes, just a short stroll away. Excellent transport links are available from Manor House, Finsbury Park (Piccadilly and Victoria Lines) and Haringay Overground Station, providing swift access across London.

Nearby green spaces include Finsbury Park and Woodberry Wetlands, ideal for leisure and outdoor activities. The vibrant Crouch End Broadway, with its eclectic mix of independent retailers, cinemas, coffee shops and diverse dining options, is also within easy reach.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*



**Hermitage Road, N4**  
 Approx. Gross Internal Floor Area 576 sq. ft / 53.54 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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



<https://www.winkworth.co.uk/sale/property/STK260018>

**Tenure:** Leasehold  
**Term:** 998 year and 11 months (Subject to change)  
**Service Charge:** £0 per annum (approx.)  
**Ground Rent:** £ 0 Annually (Subject to review)  
**Council Tax Band:** C

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.