



Mount View Road, N4

OIE £399,999 *Share of Freehold*

Located on the highly desirable, tree-lined Mount View Road, this beautifully presented one double-bedroom split-level conversion occupies the first floor of an imposing double-fronted Victorian building.



Crouch End

020 8342 9999 | crouchend@winkworth.co.uk



KEY FEATURES

- Chain Free
- Share of Freehold
- First Floor Period Conversion
- Reception with attractive green views
- Bright double bedroom
- Fitted Kitchen
- Bathroom
- Desirable Location
- Close to local transport & amenities



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DESCRIPTION

The property features a spacious reception room (15'10 x 10'1) with impressive high ceilings and picturesque views across green surroundings set against the backdrop of the London skyline. There is a bright double bedroom, a neatly presented bathroom, and a split-level fitted kitchen with space for a small dining area.

The property is conveniently situated within easy reach of the vibrant Crouch End Broadway (0.6 miles) and Stroud Green Road (0.5 miles), both of which host a lively community of award-winning eateries and bars.

TRANSPORT

Equidistant to Harringay mainline station (0.5 miles), providing frequent services into central London (King's Cross, Old Street and Moorgate), and Crouch Hill Overground station (0.5 miles). Additional transport links include the W5 bus route to Archway station via Crouch End, as well as a short walk to Green Lanes for the W7 bus to Finsbury Park station.

The property is also just 0.5 miles from the popular Parkland Walk, offering easy access to green open spaces.

Nearest Stations

Harringay Station : 0.5 miles

Crouch Hill Station : 0.5 miles

Harringay Green Lanes Station : 0.8 miles

Finsbury Park Station : 1 mile



MATERIAL INFORMATION

Tenure: Share of Freehold

Term: 999 years from 1st August 2014 (approximately 987 years remaining)

Service Charge: £1,200 per annum (sinking fund)

Ground Rent: Peppercorn

Council Tax Band: C (£1,962.61 for 2025/26)

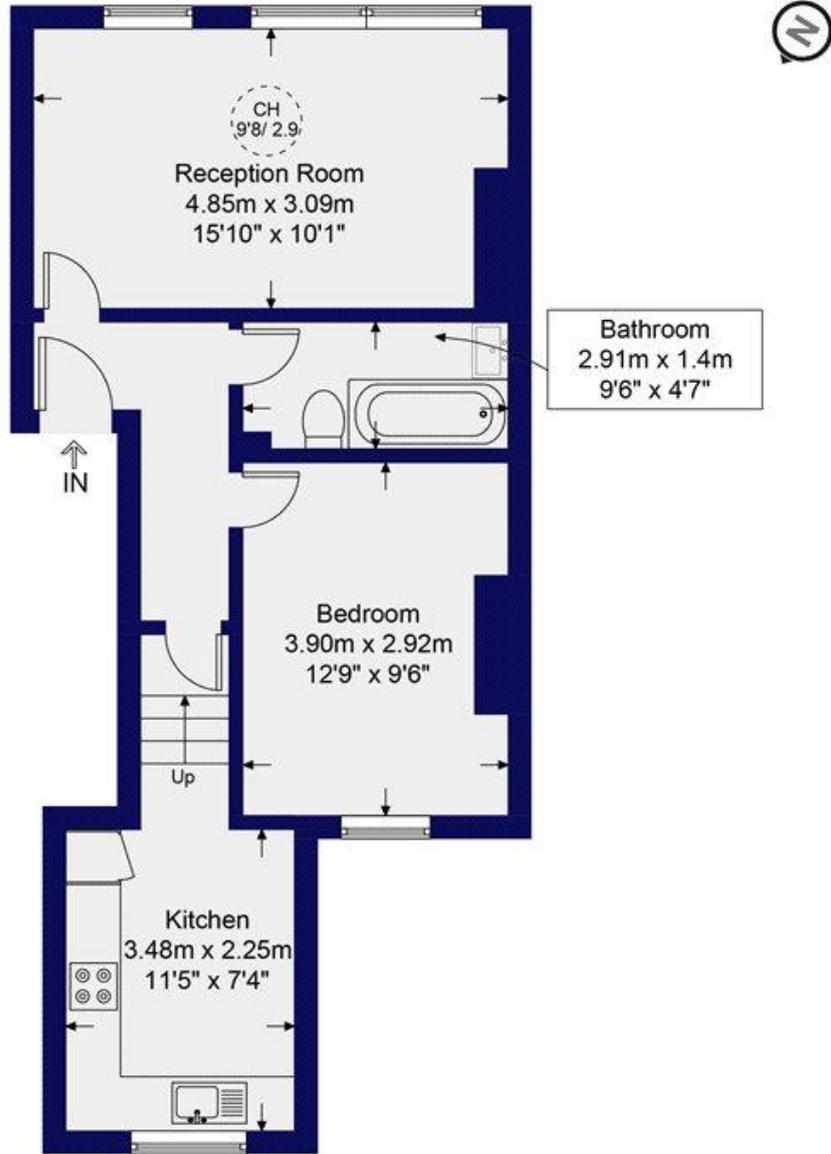


EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Mount View Road, N4
Approximate Gross Internal Area = 523 sq ft / 48.57 sq m



First Floor
Gross Internal
Floor Area 523 sq ft / 48.57 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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