



Ashley Road, N19

£550,000 *Leasehold*

A well-presented two double bedroom period conversion on a quiet Victorian terrace on Ashley Road. Moments from Crouch Hill station and close to Crouch End Broadway and Parkland Walk, offering excellent transport, vibrant amenities and green open space.



KEY FEATURES

- First Floor
- Two Double Bedrooms
- Period Converted Flat
- Newly decorated kitchen/bathroom
- Leasehold (100yrs)
- Close to local shops and green space
- Good Transport Links



Crouch End

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DESCRIPTION

A well-presented two double bedroom first-floor flat set within a quiet Victorian terrace. The property has recently been modernised throughout and benefits from a newly fitted kitchen and bathroom.

Ashley Road is conveniently located just 0.3 miles from Crouch Hill station and 0.7 miles from Crouch End Broadway. The surrounding streets offer an array of boutique shops, cafés and restaurants. The flat is ideally positioned between Stroud Green and Crouch End, both well regarded for their community feel and reputable local schools.



The property is also just 0.3 miles from Parkland Walk, London's longest local nature reserve, providing excellent access to green open space alongside great transport links and local amenities.

TRANSPORT

In addition to Crouch Hill station, there are excellent transport connections to Archway tube station and Finsbury Park station, providing access to the Great Northern, Thameslink, Victoria and Piccadilly lines.



MATERIAL INFORMATION

Tenure: Leasehold with approximately 100 years remaining
Ground Rent: £50 per annum
Service Charge: Approx £700 per annum (building insurance & communal areas)
Council Tax: Islington Council – Band C – £1,788.53 (2025/2026)
Parking: On-street parking by permit (permits available via Islington Council)
Utilities: Mains water, electricity, gas and sewerage
Construction Type: Brick and tile
Heating: Gas Central Heating

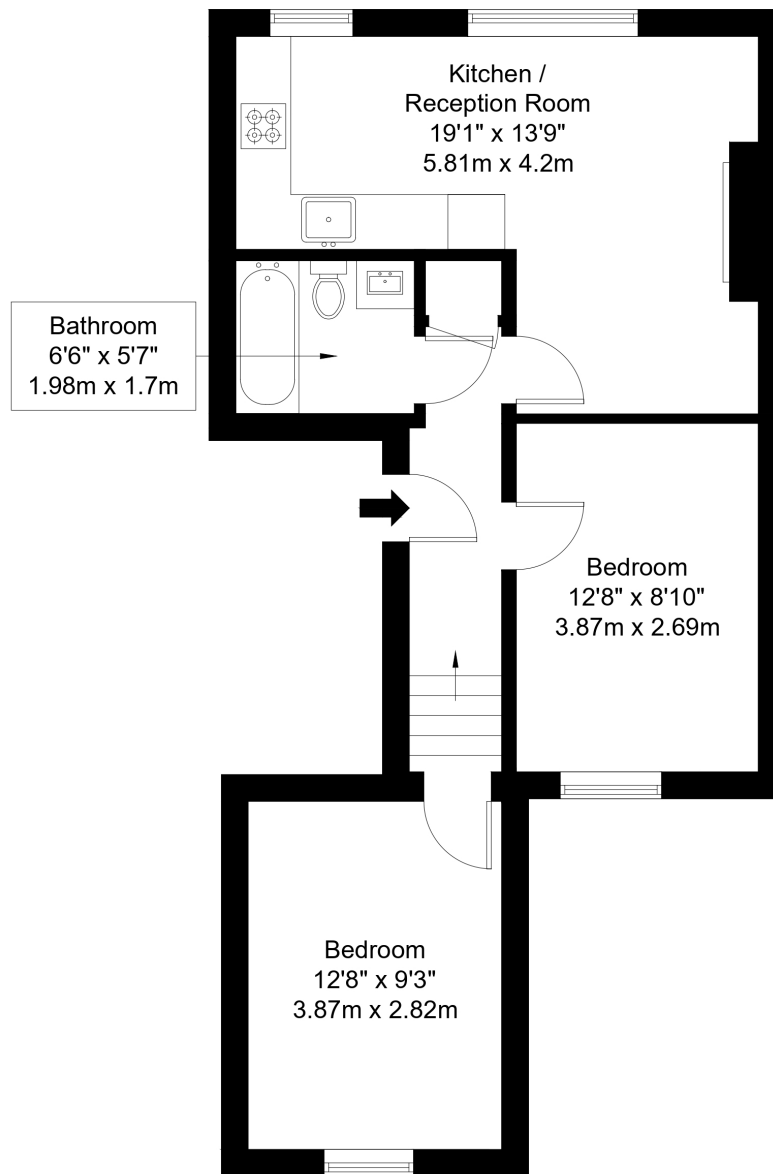
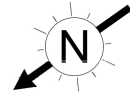


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ashley Road, N19 3AD

Approx Gross Internal Area = 50.2 sq m / 540 sq ft



First Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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