Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.





trustworthy
faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016



PhilipAlexander Estate Agents 52 High Street, Hornsey London N8 7NX



020 8342 9444 www.philipalexander.net









Montague Road, London N8

£900,000 FOR SALE

House - Terraced







020 8342 9444 www.philipalexander.net



Montague Road, London N8

£900,000

Description

Charming Four-Bedroom Terraced Home in the Heart of Crouch End

Located on the sought-after Montague Road, this delightful terraced house offers a rare opportunity to secure a spacious and characterful family home in one of North London's most vibrant and desirable neighbourhoods.

The property features a generous and versatile layout, including two bright and airy reception rooms—perfect for both everyday living and entertaining. The well-appointed kitchen and living areas flow seamlessly, offering a welcoming atmosphere throughout.

Key Features

Tenure Freehold **Lease Expires** to be confirmed **Ground Rent** to be confirmed **Service Charge** to be confirmed **Local Authority** Council Tax

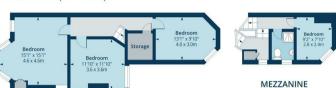






Floorplan

Montague Road, N8





Floor Area 181 Sq Ft - 16.81 Sq M



First Floor

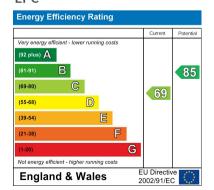
Floor Area 602 Sq Ft - 55.93 Sq M





lpaplus.com

EPC



The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.