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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
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friendly *dependable*
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Quotes taken from independent Google reviews 2006 to 2016



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Montague Road, London N8

£1,000,000 (FOR SALE)

House - Terraced

4 beds 2 cars 2 baths



Montague Road, London N8

£1,000,000

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

Approx. Gross Internal Area 1542 Sq Ft - 143.25 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.