Homelink
LETTINGS & ESTATES

Crouch Hill, Finsbury Park, N4

Guide Price £350,000

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Crouch Hill, Finsbury Park, N4

Description

IDEAL FIRST TIME BUY Homelink are pleased to offer for sale this conveniently located ONE double bedroom flat set across the road from Crouch Hill Overground Station and within 0.6 miles to Finsbury Park transport hub offering excellent links with the Victoria and Piccadilly Tubes (zone 2), British Rail (direct links to Moorgate) and a bus station with various routes across London.

The property comprises of a large double bedroom, fitted kitchen, tiled three piece bathroom suite and a good sized separate lounge/dining room. Additional features include gas central heating, wood effect flooring and double glazing.

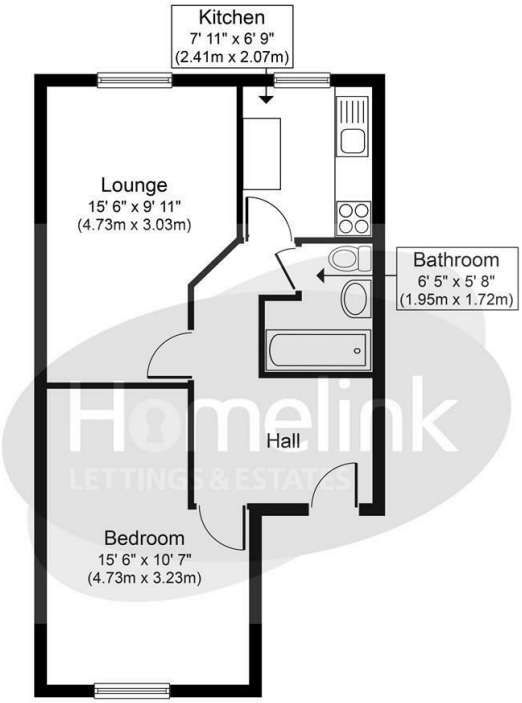
The property is also close to the wonderful array of boutique shops along Stroud Green Road as well as the numerous, convenience stores, restaurants and cafés. The property would also work for investors where a competitive yield could be had.

Tenure: Leasehold
Lease Length: 99 years
Service Charge: c.£602 for 2025/26 (incl. Bldg Ins)
Ground Rent: £100 p.a. increasing, in increments of £100, every twenty five years.
Islington C/Tax Band - C

- One Double Bedroom Flat
- Separate Lounge
- Spacious Bedroom
- Fitted Kitchen
- D/Glazing + Gas C/Heating
- Set on Second Floor
- Great Transport Links
- Local Amenities in Abundance
- Must Be Seen
- Chain Free

Vaillant
Budget S
OFF LICENCE - GROCERY - OYSTER

Floor Plan



Second Floor Flat
Approximate Floor Area
474 sq. ft.
(44.0 sq. m.)

Crouch Hill N4

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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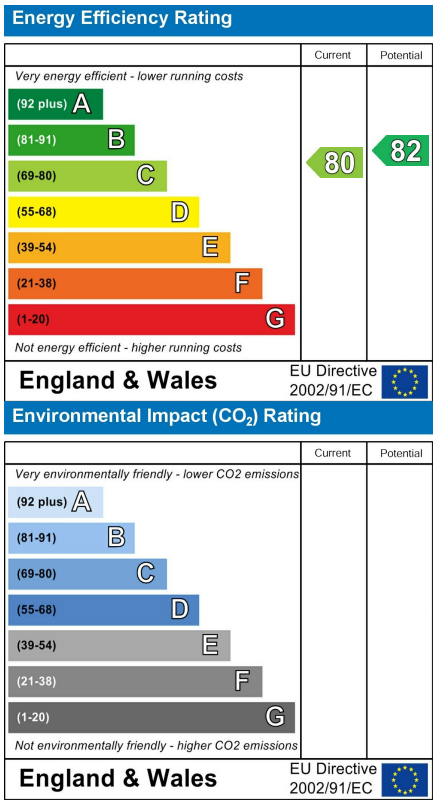
Area Map

Energy Efficiency Graph



Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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