



Castles

ASKING PRICE

£725,000

Mount Pleasant Villas

Stroud Green, N4 4HA

Castles

PROPERTY SUMMARY

Set within an imposing period residence is this aspiring, well-maintained two or three-bedroom, first floor conversion. The property offers generous living accommodation throughout and further comprises reception, family bathroom, kitchen/diner and study (bedroom 3).

Positioned on a tree-lined road off Mount View Road offering tranquil views over the 'Covered Reservoirs' to the front and Parkland Walk to the rear. The property offers a host of period features, including cornicing, fireplaces, high ceilings and sash windows.

Equidistantly located between the array of desired amenities on Stroud Green and Crouch End Broadway. Definitely one not to be missed.

Lease: 999 years from 01/07/2014

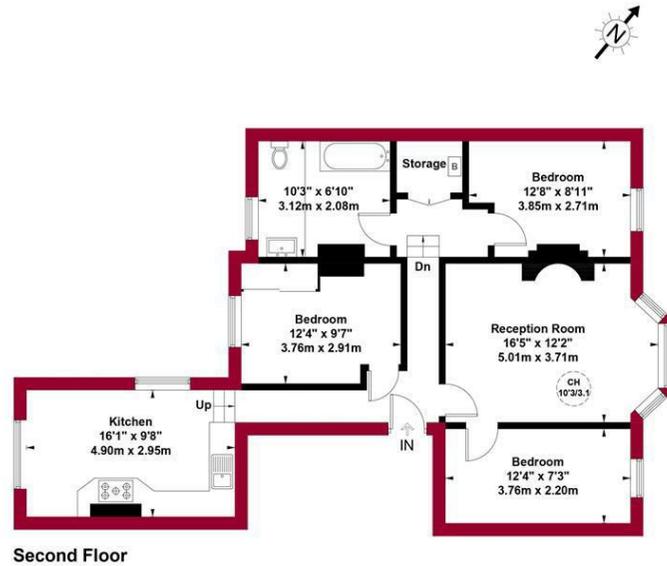
Local Authority: Haringey

Council Tax band: D





Mount Pleasant Villas, N4 Approximate Gross Internal Area = 901 sq ft / 83.7 sq m



For a guide to the area please scan this code for more information



Apartment - First Floor

Share of Freehold

Council:

Council Tax Band: D

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

12 Topsfield Parade
Crouch End
London
N8 8PR

OFFICE DETAILS

020 8348 5515
crouchend@castles.london
<https://www.castles.london>

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102-91kWh/m ² A | | | |
| 91-81kWh/m ² B | | | |
| 80-70kWh/m ² C | | | |
| 69-55kWh/m ² D | | | |
| 54-48kWh/m ² E | | | |
| 47-38kWh/m ² F | | | |
| 35-20kWh/m ² G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |