

# Castles

ASKING PRICE

£675,000

Mount View Road

Stroud Green, N4 4JH



## PROPERTY SUMMARY

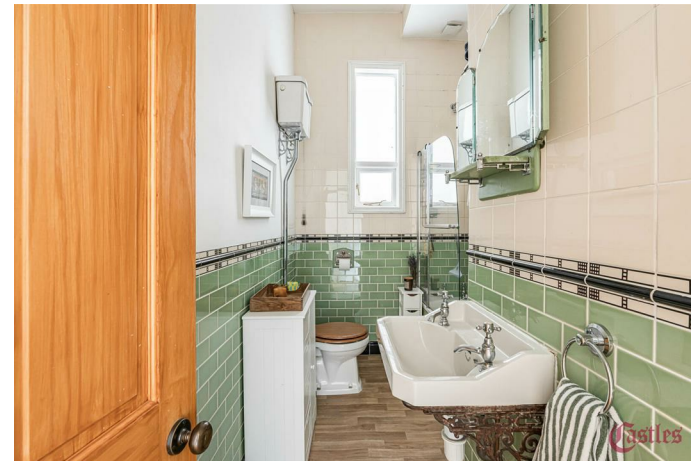
Set on a highly sought-after, tree-lined road, this beautifully presented two-bedroom converted flat occupies the raised ground floor of an attractive and characterful residence, rich in charm and natural light throughout.

The property features a spacious open-plan kitchen and reception area, ideal for both relaxing and entertaining, alongside a modern three-piece bathroom suite. A standout benefit is the direct access to your own private and well-maintained rear garden.

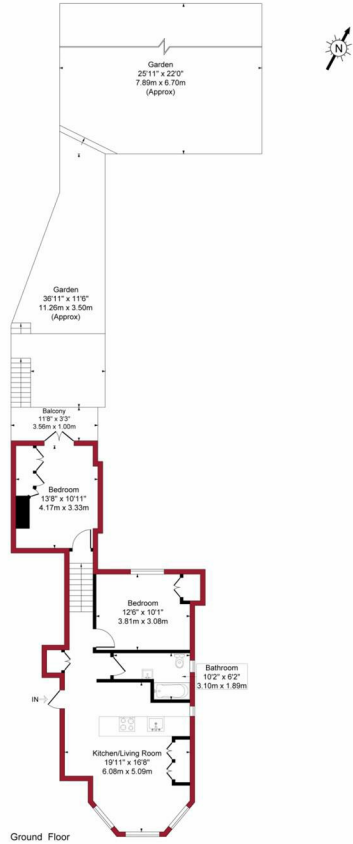
Perfectly positioned, the flat is equidistant from the vibrant amenities of Stroud Green Road and Crouch End Broadway, while also being just a short stroll from Harringay Overground station, providing excellent transport links.

Lease from: 4th October 2023





Mount View Road, London, N4 Approximate Gross Internal Area = 694 sq ft / 64.5 sq m

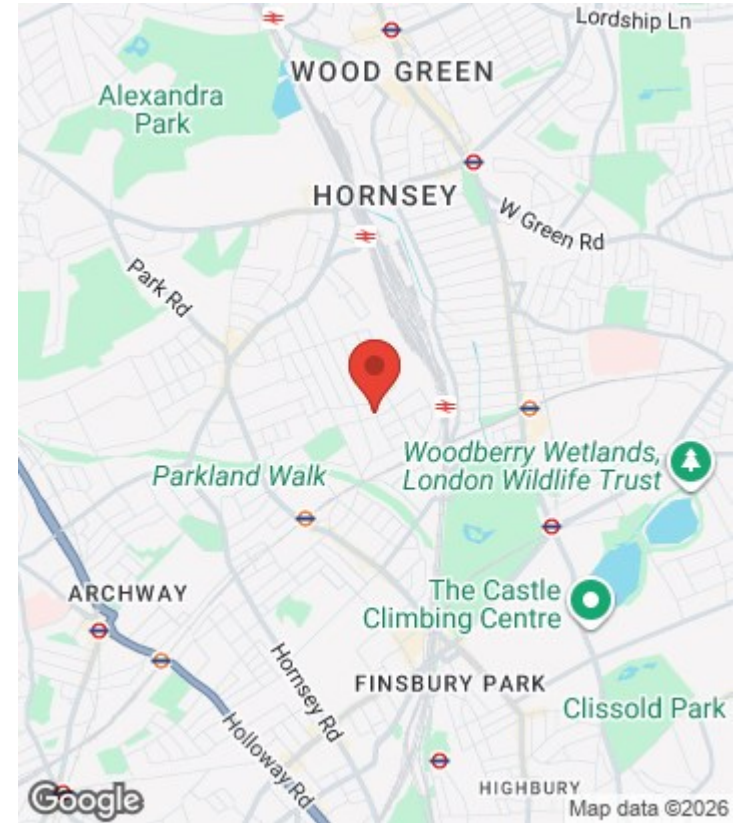
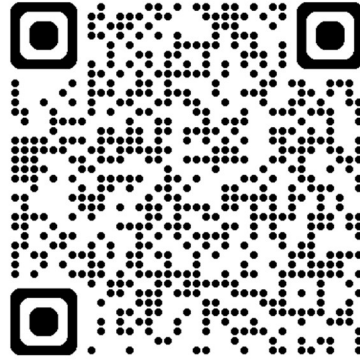


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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



Flat - Garden

Share of Freehold

**Council:** Haringey

**Council Tax Band:** C

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	