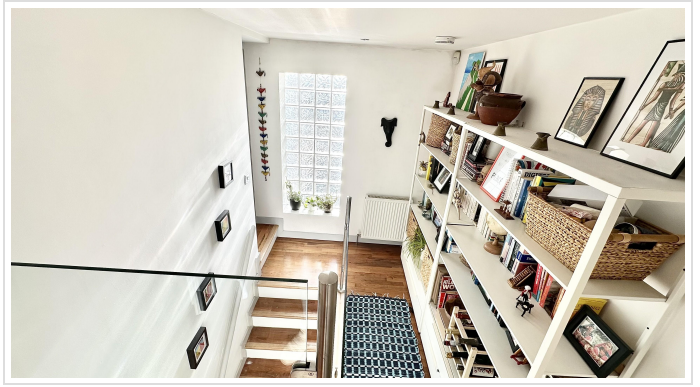


2 Bed Maisonette In Highcroft Road , London, N19 3AQ

£600,000





## **SHORT DESCRIPTION**

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Property Ref: 16478 A sunny and unique two bed maisonette. This property is really special, featuring it's own private entrance with storage for bikes or buggies and three private balconies. It is split over three floors, giving you a feeling of both space and privacy. There is a kitchen, dining & living room with the main balcony and a second smaller balcony; which provide a lot of light as well as a lovely indoor outdoor lifestyle in the warmer months. We have loved the opportunity to have outside space without it needing a lot of work. The flat has windows on three sides so you get sunshine all day. The master bedroom is really large, which gives you the opportunity to use as a study like it is at present or create a secondary sitting space. The master has views across London, all the way to the Olympic Park in Stratford. The second bedroom is a good size and has space for two side tables, a desk and a double wardrobe, this also has lovely views of the local church and into the city with the BT tower. The bathroom is a great size and has amazing water pressure as well as storage. The location is brilliant, on a quiet street set back from the main roads into Crouch End, Finsbury Park and Archway. We have loved the many transport options for getting around London and in particular the many parks and green spaces on the doorstep. Property Type: Maisonette Full selling price: £600000.00 Pricing Options:No status Tenure: Share of Freehold Remaining lease year:132 Council tax band: D EPC Rating:C Measurement:699.654 sq.ft. Outside Space: Balcony Parking: Permit Heating Type: Double Glazing, Gas Central Heating Chain sale Possession of the property: Self-occupied.....



**Bed Room(s)**



**Bath Room(s)**

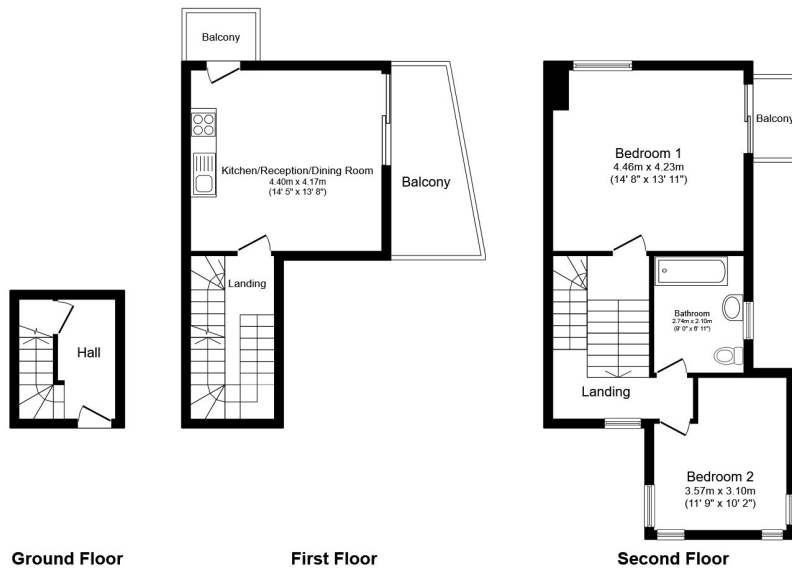


**Living Room(s)**

## **FLOOR PLAN**

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 78.2 sq.m. (841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor maisonette
Total floor area	65 square metres

### Rules on letting this property

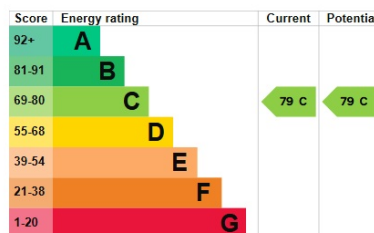
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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