

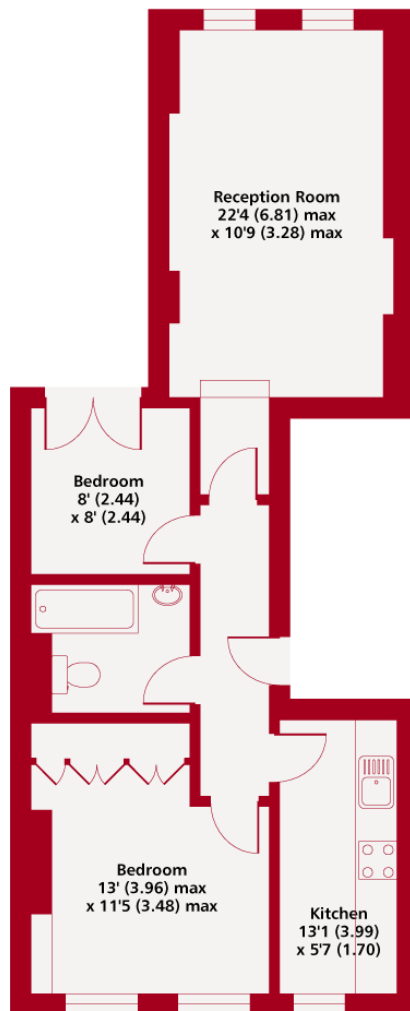


**Hillfield Avenue,
Crouch End N8**
£530,000
Leasehold

This well proportioned two bedroom first floor period conversion is located on a popular residential road in Crouch End, close to both the Broadway and Hornsey Train Station.

- Attractive building
- 22 ft reception room
- Contemporary kitchen
- Two good size bedrooms
- Neutral decor throughout
- Long unexpired lease
- Near to local shops
- Excellent transport links

Hillfield Avenue, Crouch End, London, N8



First Floor

Hillfield Avenue N8
Gross Internal Floor Area 598 sqft 55.5 sqm
Copyright nichecom.co.uk 2016 REF : 82806



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Tenure	Leasehold
Price	£530,000
Viewing	Strictly by appointment with Kinleigh Folkard & Hayward Crouch End office Telephone 020 8348 8181
Reference	2165870

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.