



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

CROWLAND ROAD STAMFORD HILL



SOLD

REF: 517646

1 Bed, Conversion Apartment, Private Garden

South Facing Private Garden - 2 mins walk to Seven Sisters tube - Large One Bed Garden Flat - Great condition - 1 minute walk to Markfield Park

Spacious one double bedroom flat with large private garden 2 minutes walk to Seven Sisters Victoria line station. Accommodation comprises large kitchen and reception, modern bathroom and double bedroom. The kitchen leads out to a large private patio rear garden. In good condition throughout, flexibly furnished. Available immediately. Please call Ludlow Thompson on 0207 704 5788.

Train/Tube - South Tottenham, Stamford Hill, Tottenham Hale, Seven Sisters

Local Authority/Council Tax - Haringey

Tenure - Leasehold

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Reception



Kitchen



Bedroom



Bathroom



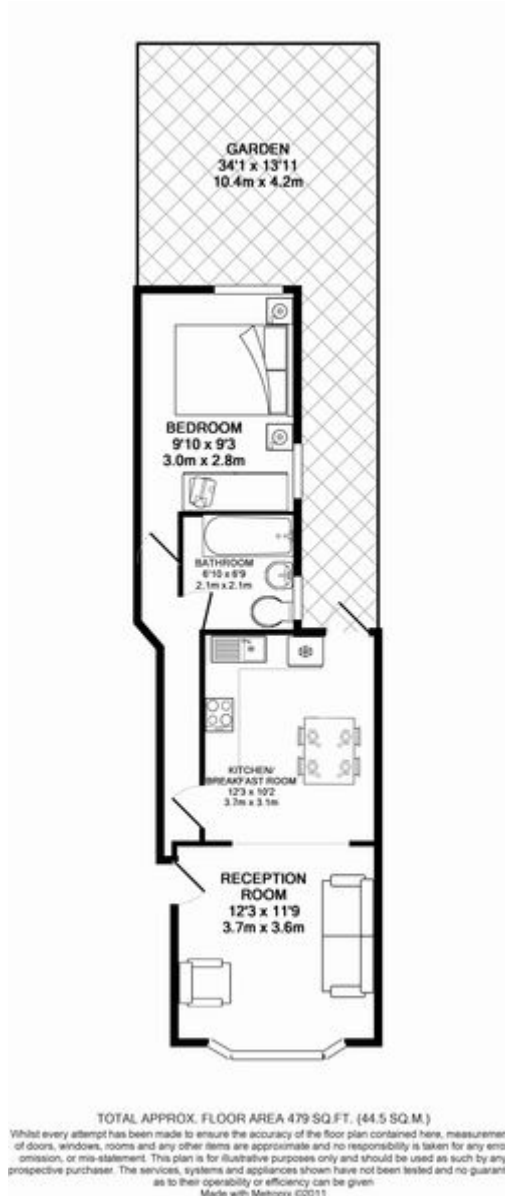
Garden



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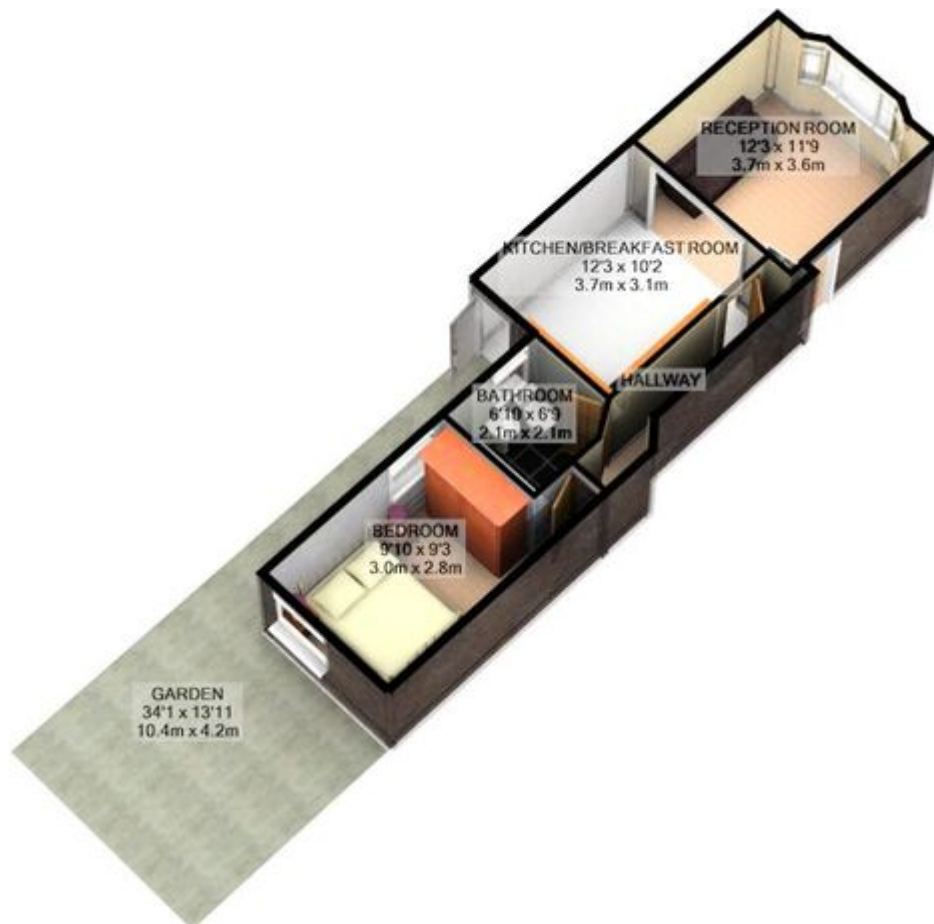
Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Reception

Kitchen

Bedroom

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Tenure Details

Tenure - Leasehold

Lease Length - 186 years

Service Charges - £600 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 517646

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.