

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



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74 Crouch End Hill

London, N8 8DN

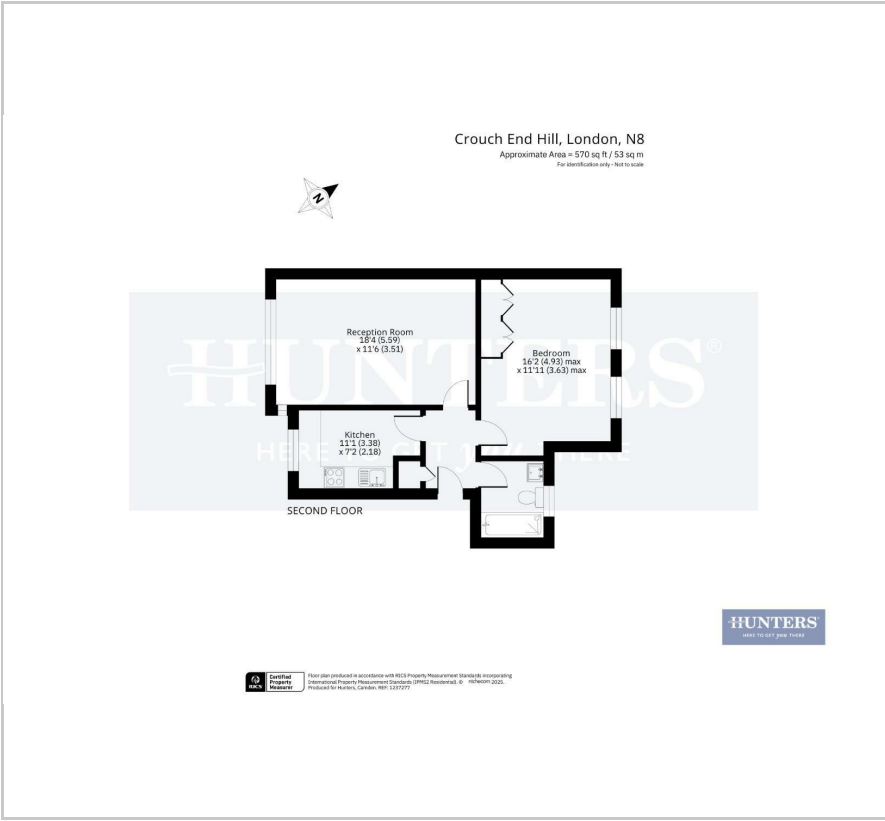
By Auction £200,000



Council Tax: C



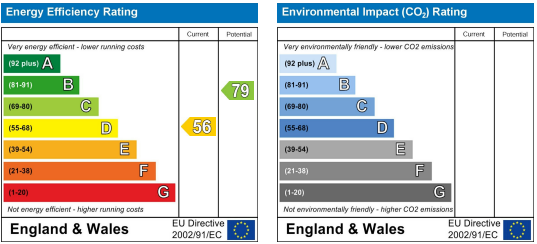
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.

- FOR SALE by AUCTION
- Sought After Location
- Separate Kitchen to Living Room
- Excellent Amenities
- Sold via 'Secure Sale'
- Quiet Private Development
- Spacious 1 Bedroom Apartment
- 41 Year Lease Remaining
- Immediate 'exchange of contracts' available
- This property produces - 3.8 tonnes of CO<sub>2</sub>



For Sale by Online Auction, starting bids £200,000, \*Terms and Conditions apply.  
Bid Now: <https://hunters.pattinson.co.uk/property?id=473665>

Hunters of Camden & Kentish Town are excited to present this 1-bedroom self-contained apartment, available for sale by auction. This probate sale property has a 41-year lease remaining.

Property Features: Spacious bedroom with potential to convert into 2 bedrooms, large living room, separate fitted kitchen, fully fitted bathroom, located on the second floor of a purpose-built brick construction block.

Location: Situated in a Conservation area at the top of Crouch End Hill, Short walk to shops, bars, and restaurants, Well-served by buses, Nearest station: Crouch End

Don't miss this opportunity to own a charming apartment in a prime location!

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.