



**Mount Pleasant Crescent, London, N4**

**Asking Price £350,000**

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# Mount Pleasant Crescent, London, N4



This beautifully presented one-bedroom apartment occupies the ground floor of a period conversion and offers approximately 485 sq. ft. (45 sq. m) of bright, well-proportioned living space, finished to an excellent standard throughout.

The property features a spacious, modern open-plan kitchen/reception room with ample space for both living and dining, hardwood flooring, a generous double bedroom with skylights, and a stylish, fully tiled en-suite shower room. With large windows to the front, the flat enjoys an abundance of natural light and a clean, contemporary finish—making it an ideal first home or buy-to-let investment.



Situated on a quiet residential street in N4, the flat is just a short walk from the independent shops, cafés and restaurants of Stroud Green Road and Crouch End. Transport links are excellent, with Finsbury Park Station (Victoria Line, Piccadilly Line and National Rail) and Crouch Hill Station (London Overground) both within easy reach. Numerous local bus routes also provide direct access to the West End and the City.

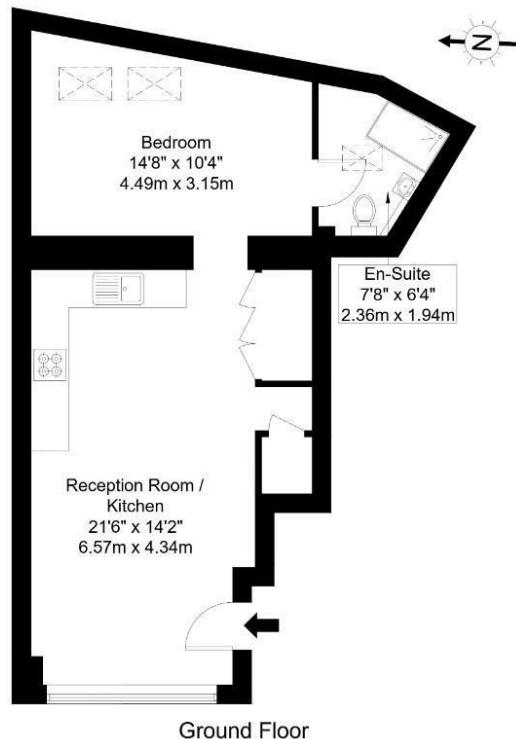


# Mount Pleasant Crescent, , London, N4 4HP



## Mount Pleasant Crescent, N4 4HP

Approx Gross Internal Area = 45.06 sq m / 485 sq ft



Ref :

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### Viewings

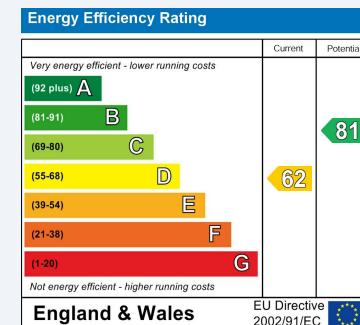
Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.