



**Cecile Park, Hornsey, London, N8 9AX**

**Asking Price £700,000**



# Cecile Park, Hornsey, London, N8 9AX

## DESCRIPTION

available to view by appointment only is this well presented two bedroom first floor period conversion, set on the sought after Cecile Park, N8, within close proximity to Crouch End.

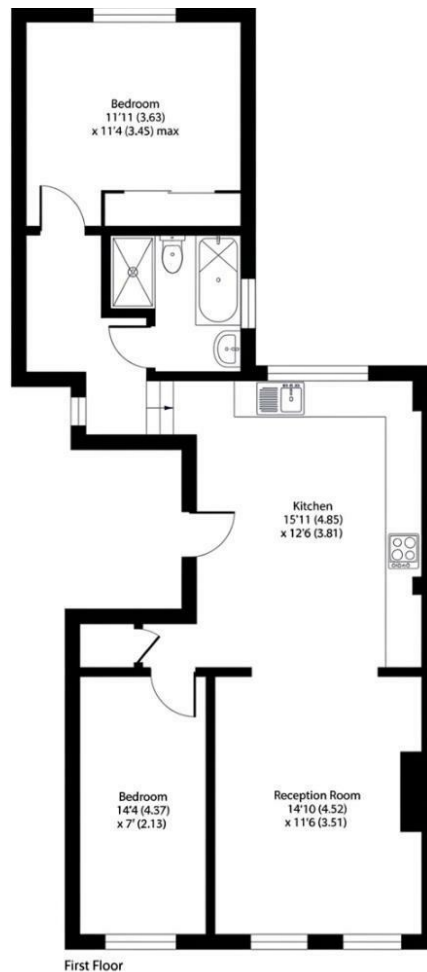
The property is in good condition throughout and offers a bright and spacious feel, comprising an open plan kitchen reception room with ample space for dining and entertaining, two bedrooms and a modern family bathroom.

Further benefits include a share of freehold, well balanced accommodation and attractive period features.

Cecile Park is ideally located for easy access into Crouch End with its array of independent shops, cafés and restaurants, as well as green open spaces nearby. Transport links are within reach providing convenient routes into Central London.







Cecile Park, N8  
Approximate Area = 751 sq ft / 70 sq m  
For identification only - Not to scale

### 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.