



FLAT 117, CRONDALL COURT ST. JOHN'S ESTATE LONDON, N1 6JJ

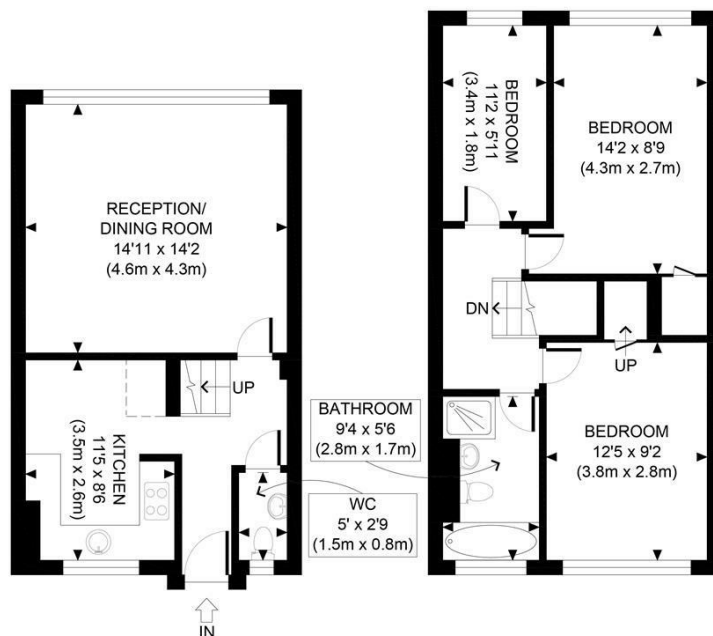
£565,000
LEASEHOLD

Welcome to this charming duplex flat located in the heart of St. John's Estate, London. Spanning an impressive 850 square feet, this property offers a spacious and comfortable living environment, perfect for families or professionals seeking a central location.

The flat features a well-appointed reception room, ideal for entertaining guests or enjoying quiet evenings at home. With three generously sized bedrooms, there is ample space for relaxation and personalisation, making it a perfect retreat after a busy day in the city.

Built in 1970, this property combines classic design with modern living. Its central location provides excellent transport links, making commuting a breeze and allowing for easy access to all that London has to offer. Whether you are looking to explore the vibrant local community or venture further afield, you will find

Hemmingfords



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 390 SQ FT

THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 460 SQ FT



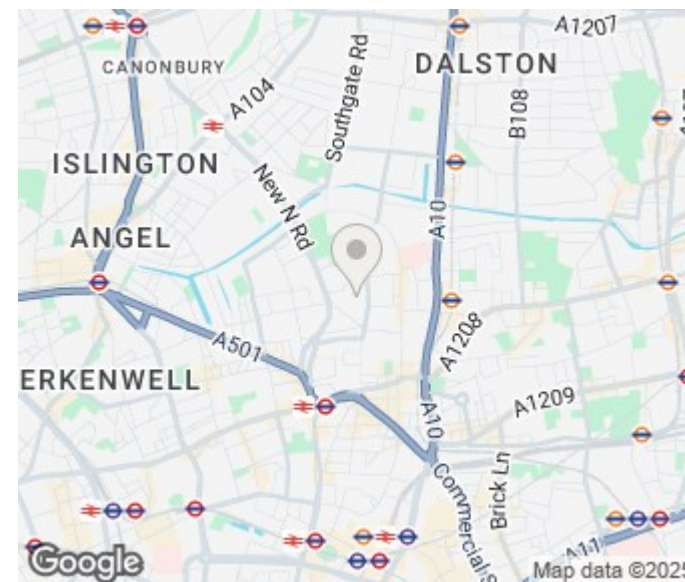
APPROX. GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Crondall Court

date: 13/08/25

photoplan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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