



## HIGHGATE SPINNEY CRESCENT ROAD, LONDON, 2 BED APARTMENT

£3,000

A Hemmingfords Collection: A charming two-bedroom apartment set within this attractive 1960s development on Crescent Road, Hornsey. The property offers two well-proportioned bedrooms, a bright and welcoming reception room and a modern bathroom.

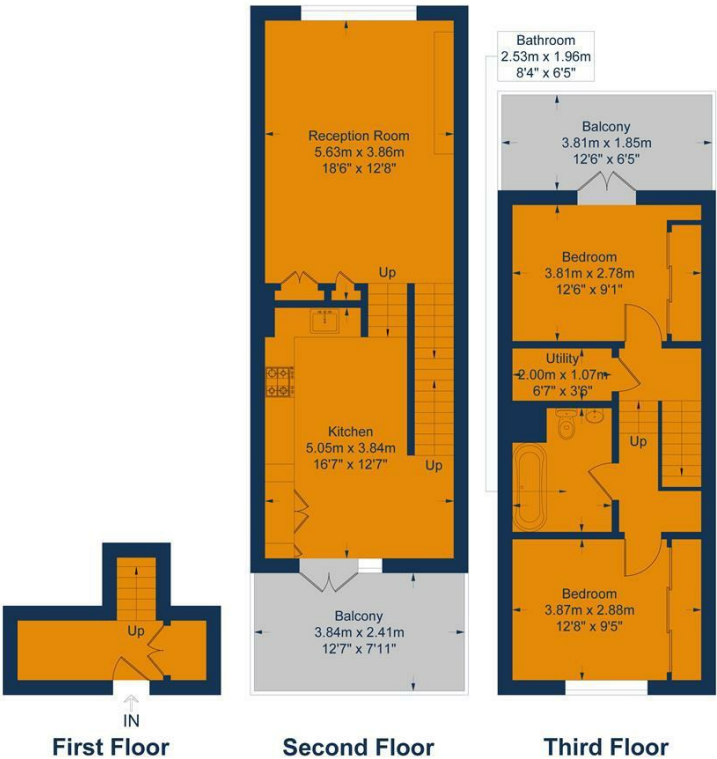
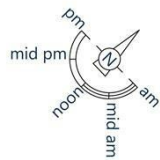
Ideally located for the excellent selection of local shops, cafés, restaurants and green spaces, the property is also well connected to Central London via nearby transport links.

The development was built circa 1964 and designed by architects John Howard and Bruce Rotherham. Comprising just 30 apartments, the building is set within a leafy environment with mature trees and a large communal garden.

**Hemmingfords**

Highgate Sprinney, N8

Approximate Gross Internal Area = 85.65 sq m / 921.95 sq ft



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This plan is for layout guidance only and is not to scale unless stated, All dimensions, including windows, door, fittings, and the total area, are approximate measurements, produced by a



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 79        |
| (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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