



## CROUCH HILL, LONDON, N8

### 1 BED APARTMENT

£1,850 PER MONTH

A Hemmingfords Collection: Set in the popular and vibrant area of Crouch End, this well-presented one-bedroom apartment offers comfortable living in a highly sought-after North London location.

The property comprises a welcoming reception room, a well-proportioned bedroom and a modern, well-appointed bathroom. The accommodation offers a comfortable and practical layout, making it an ideal home for a single professional or couple.

Crouch End is renowned for its village-like atmosphere and excellent selection of independent shops, cafés, restaurants and local amenities. There are also a number of green open spaces nearby, providing the perfect balance between city living and a relaxed neighbourhood feel.

# Hemmingfords



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 78        |
| (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

Hemmingfords Lettings  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

Hemmingfords