



THE ESTATE COMPANY



Womersley Road, Crouch End, London, N8 9AE

£550,000 Share of Freehold



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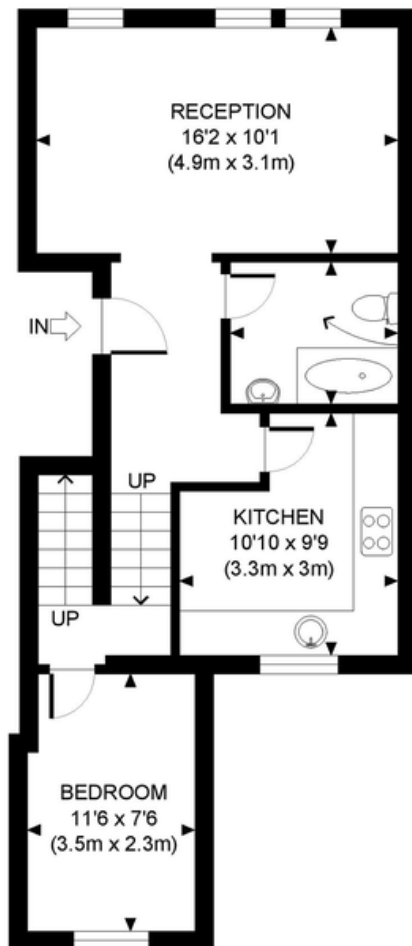
A bright & spacious two bedroom (919 sq ft), two bathroom (one en-suite) duplex apartment, situated on the first and second floor of a period building. The apartment has access to a communal garden and enjoys share of freehold. The property is offered in excellent decorative condition, including a modern kitchen and bathrooms.

Womersley Road is a desirable tree lined road, close to the local amenities of both Crouch End Broadway and Stroud Green Road. Transport links including Finsbury Park, Crouch Hill Overground and several desirable bus routes are located close by.

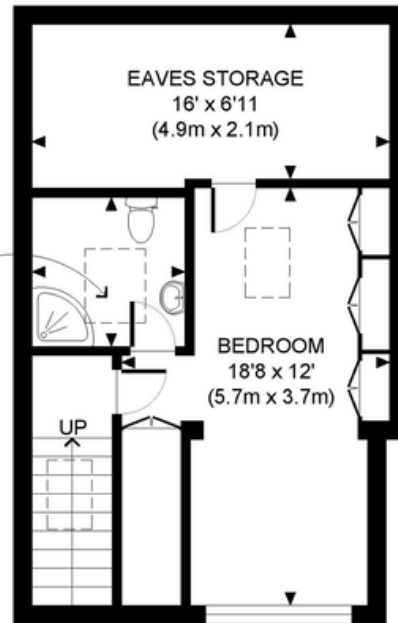








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 511 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 408 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 287 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 919 SQ FT/ 85 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 798 SQ FT/ 74 SQM

## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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