



**OAKLEY GARDENS, LONDON, N8**  
**£599,950 FREEHOLD**

**\* Multi-Level First & Second Floor \* Spacious Reception Room 16'1 x 11'10 \***

**\* Fully Fitted Kitchen Breakfast Room with Granite Worktops \* Three Double Bedrooms\***

**\* En-Suite Wet Room \* Main Bathroom \* Study \* Chain Free**

Crouch End | 020 8342 9999 | [crouchend@winkworth.co.uk](mailto:crouchend@winkworth.co.uk)

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## DESCRIPTION:

Offered for sale chain free and situated in a quiet cul-de-sac is this very well presented three bedroom multi-level flat benefitting in having the full freehold. Features include three double bedrooms, en-suite bathroom to main bedroom, main bathroom, a spacious 16'1 x 11'10 reception room with period fireplace, fully fitted kitchen breakfast room with granite worktops and a study. Conveniently located within 0.3 of a mile from Horsey Overground station and just 0.6 of a mile from Crouch End Broadway the property benefits from easy access to all the local amenities including Waitrose, M&S and the vast array of shops, bars, restaurants & cafes Crouch End has to offer.



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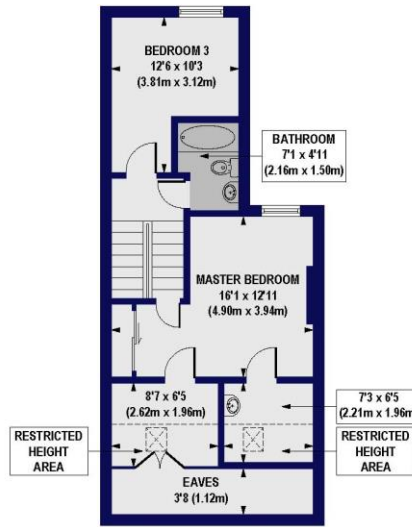


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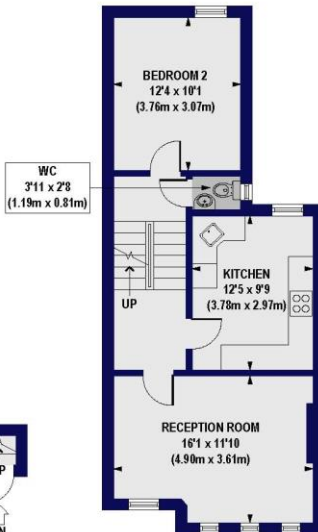
# Oakley Gardens, N8

Approx. Gross Internal Floor Area 1113 sq. ft / 103.43 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 995 sq. ft / 92.45 sq. m (Excluding Restricted Height Area & Eaves)



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 555 SQ FT



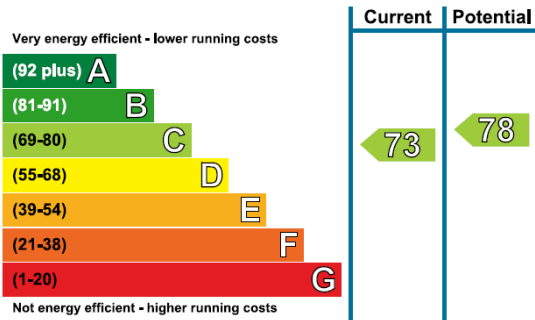
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 7 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 551 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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