

# BLACK KATZ

Management & Lettings



**3 Bedroom Flat Rent In Crouch End £ 650pw (£2816 pcm)**

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Located close to excellent schools and within walking distance to the amenities of Crouch End, Black Katz are proud to offer this beautifully presented 3 bedroom period property set over the top two floors featuring a private roof terrace. The property is bursting with period features throughout and features a large lounge with high ceilings, big sash windows, period fireplace and is flooded with lots of natural light. The property has a fully fitted kitchen with breakfast bar and doors leading out to a private terrace. The property further features a family bathroom with bath and shower, 3 double bedrooms with the master bedroom having an en suite with double walk in shower. The property would be ideally suited to a family as its close proximity to local schools, shops and transport links is excellent.

**E.P.C. RATING: D**

#### **Property Features**

. Roof Terrace . Beautiful tree lined street . Carpets throughout . Washing Machine . Fitted Kitchen . Separate kitchen . Close to local amenities . Fantastic Transport Links . Two Bathrooms . En suite bathroom . Walk in shower . Arranged over two floors . Period Conversion . Gas Central Heating . Excellent decorative order . Spacious Living Room . Period features . High ceilings

#### **Place of Interest Locally**

Saint Mary's Church of England Infant School - 0.43 miles. Highgate Wood School - 0.7 miles. Saint Paul's Roman Catholic Primary School - 1.13 miles. Park View School - 1.26 miles. Highgate School - 1.54 miles. St Thomas More Catholic School - 1.66 miles. Fortismere School - 1.68 miles. Alexandra Park School - 1.69 miles. Woodside High School - 1.71 miles. City and Islington College - Centre for Business, Arts and Technology - 1.81 miles. Acland Burghley School - 1.91 miles. Bruce Grove Primary School - 2.04 miles. Stoke Newington School & Sixth Form - 2.08 miles. Parliament Hill School - 2.16 miles. Knit with attitude - 2.31 miles.







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**Mon-Fri 9.00am-7.00pm**  
**Sat-10am-2.00pm**  
**(Please call beforehand)**

We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.