



Cruden Street, London, N1 8NH

Asking Price: £1,750,000 Freehold

2 to 3 Total Bedrooms | 2 Reception Rooms | 2 Bathrooms

Situated on a sought-after terrace, close to the Angel, an attractive three storey stucco fronted early Victorian house in the Georgian style, with charming and unusual bowed windows at the rear, overlooking the garden. along with an expansive rooftop terrace with panoramic views over London. Currently arranged as two bedrooms and a study, with scope for a third bedroom.

- Currently arranged as two bedrooms and a study, with scope for a third bedroom
- Two roof terraces
- Situated on a sought-after stucco fronted early Victorian terrace, moments from Upper Street
- A beautifully maintained west-facing garden.



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Situated on a sought-after stucco fronted early Victorian terrace, close to Angel, this attractive three-storey Georgian style house offers a rare combination of period charm and versatile living space.

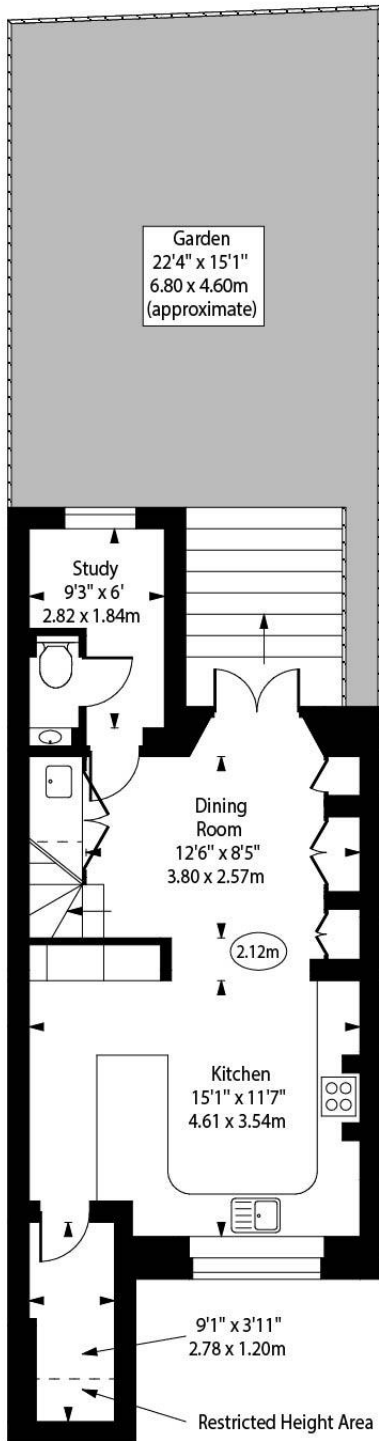
The property features the original elegant, bowed windows at the rear, overlooking a beautiful west-facing walled garden in a Mediterranean style, but with 'year-round' planting.



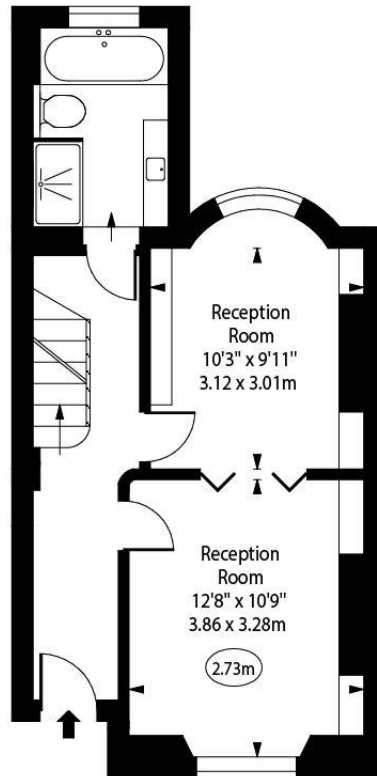
Cruden Street, N1



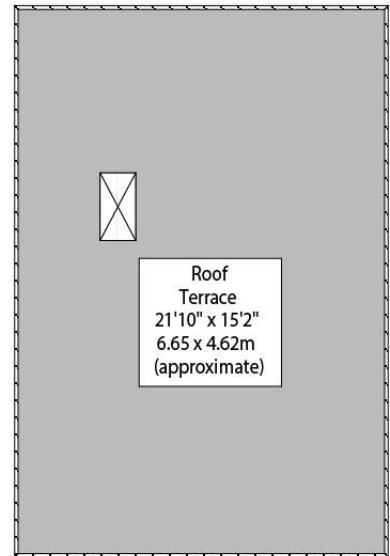
○ - Ceiling Height



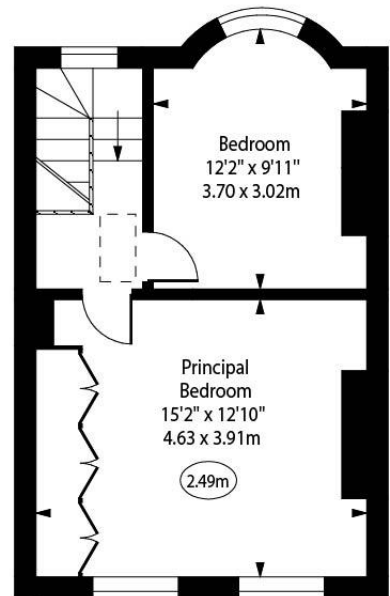
Lower Ground Floor



Ground Floor



Second Floor



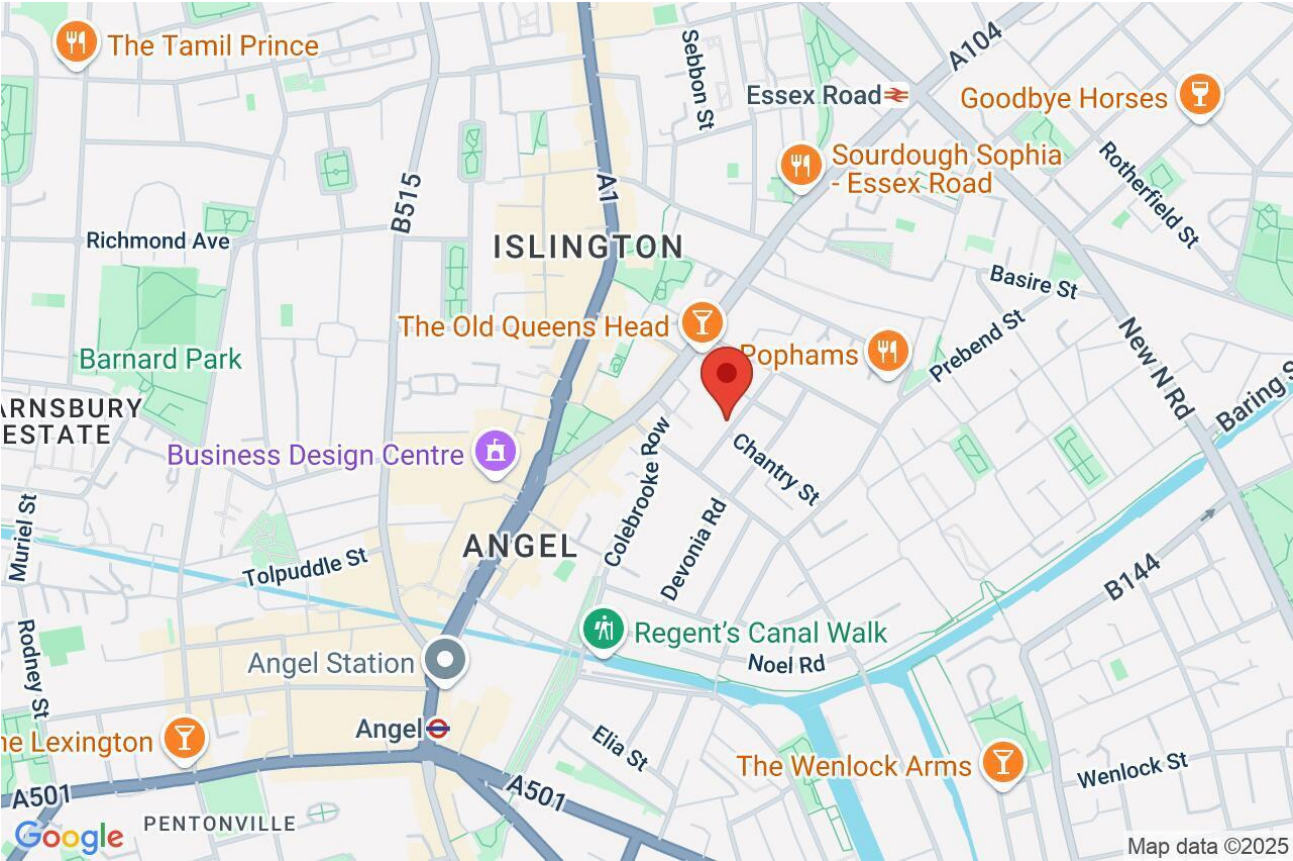
First Floor

Approx Gross Internal Area 1218 Sq Ft - 113.15 Sq M

Approx. Floor Area Including Restricted Heights 1225 Sq Ft - 113.80 Sq M
(Excluding Roof Terrace)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.
Measured according to the RICS IPMS 2. Not To Scale.
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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		