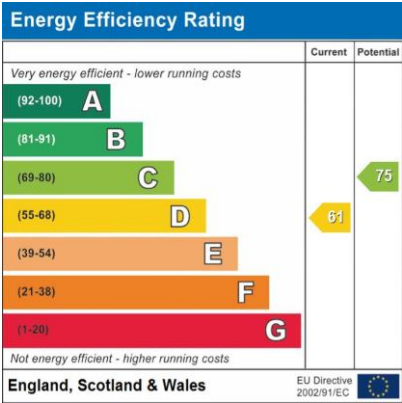


## **Offers in excess of £625,000**

### **Rathcoole Avenue, Crouch End, N8**



# Rathcoole Avenue, Crouch End, N8



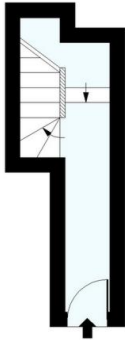






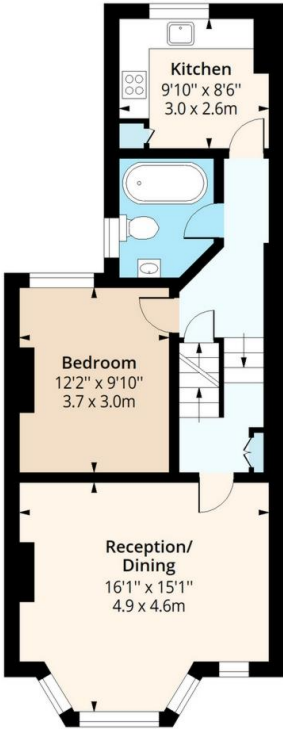
# Rathcoole Avenue, N8

Approx. Gross Internal Area 971 Sq Ft - 90.21 Sq M  
Approx. Gross Eaves Storage Area 24 Sq Ft - 2.23 Sq M



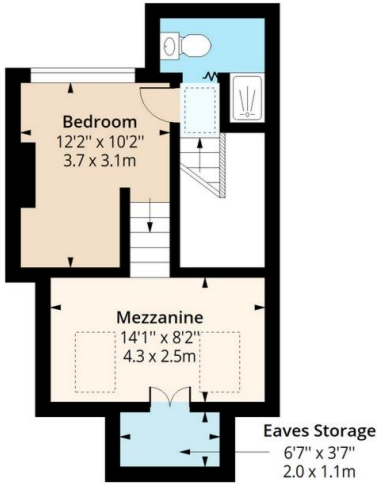
## Ground Floor

Floor Area 79 Sq Ft - 7.34 Sq M



## First Floor

Floor Area 595 Sq Ft - 55.28 Sq M



## Second Floor

Floor Area 297 Sq Ft - 27.59 Sq M



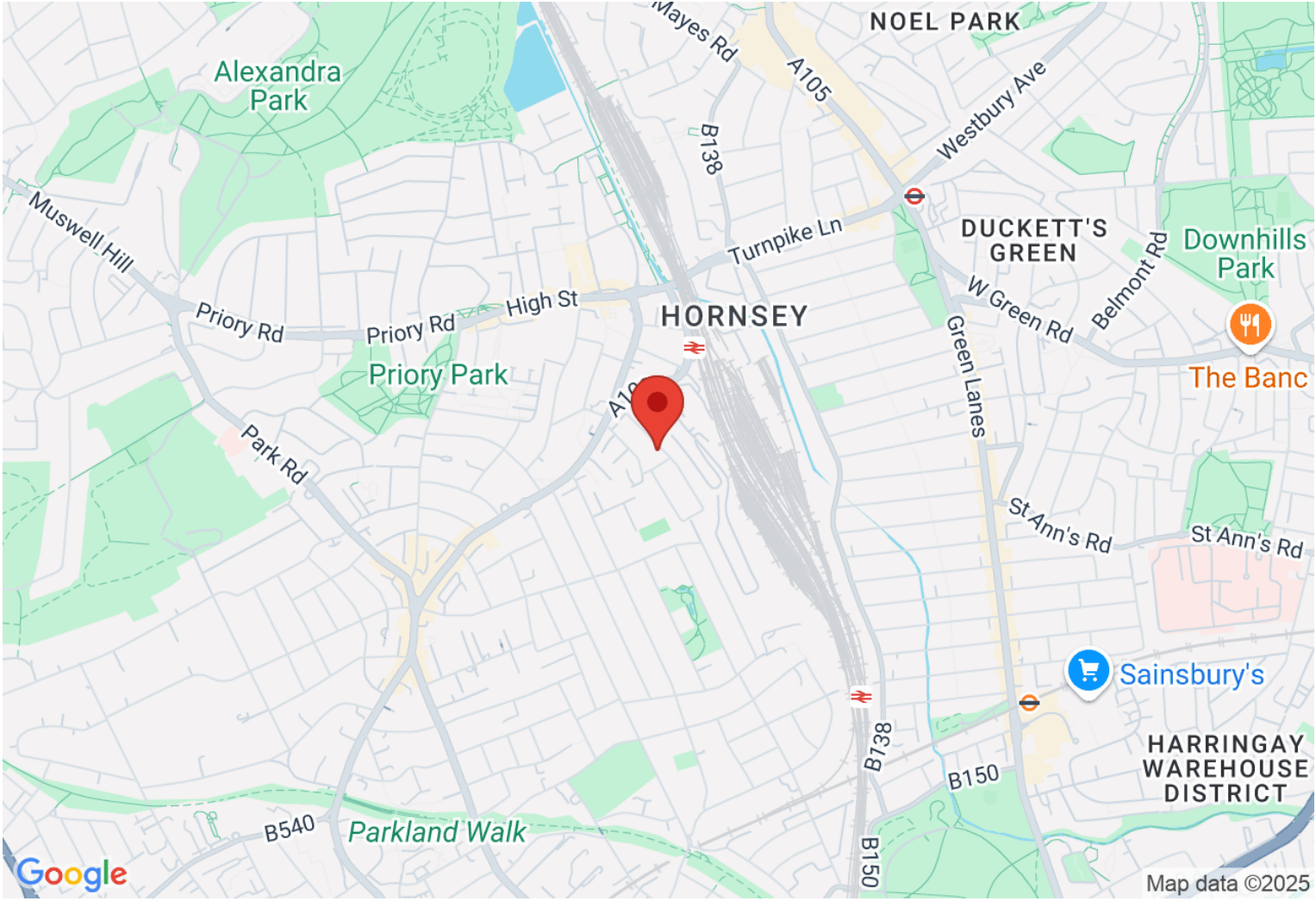
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 8/4/2025

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS ROCHESTER PLACE

161 Kentish Town Road, Camden, London, NW1 8PD    T: 020 7284 4747    E: info@rochesterplace.co.uk    W: www.rochesterplace.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.