

# Castles



ASKING PRICE

**£1,495,000**

**Farnfield Close**

London, N8 9FF

## PROPERTY SUMMARY

Occupying a prominent position within Crouch End's premier development, this beautifully presented three-bedroom luxury split-level penthouse is set in the very heart of Crouch End, directly behind the iconic Hornsey Town Hall.

Situated on the fifth (top) floor, the apartment boasts an impressive east-to-west wrap-around terrace, offering far-reaching views and an abundance of natural light throughout the day. The accommodation further comprises a spacious open-plan kitchen/reception room, a family bathroom, and two en-suite shower rooms, alongside ample built-in storage and utility cupboard.

This prestigious residence seamlessly blends the very best of contemporary design with the striking Art Deco heritage of the restored Town Hall. Interior finishes include chevron wooden flooring, terrazzo-inspired surfaces, and beautifully appointed Art Deco-style bathrooms, creating a refined yet characterful living environment.

Crouch End itself offers an array of independent retailers, cafés, and renowned eateries, while excellent transport links are provided via nearby stations including Finsbury Park station, Highgate Underground Station, and Archway Underground Station, as well as a variety of local bus routes, ensuring a convenient commute to both the City and West End.

An exceptional opportunity to acquire a landmark penthouse in one of North London's most desirable settings.

Lease: 121 years unexpired - Expiry 02/12/2147 (125 years from 3/12/2022)

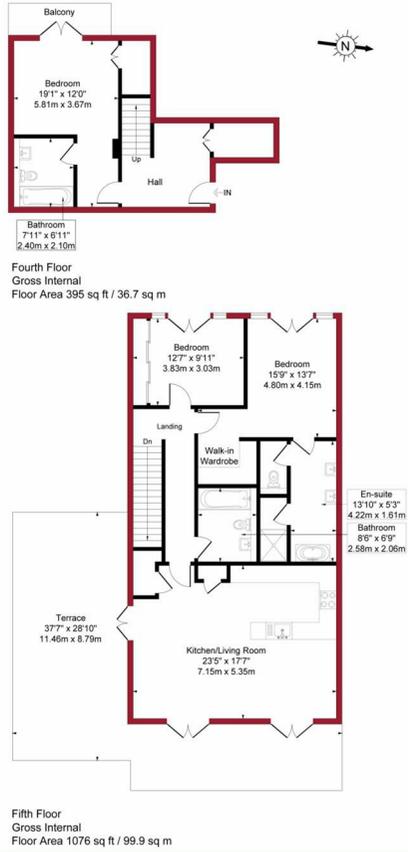
Current Service/Maintenance Charge: £6,300 per annum plus £1,100 building insurance

Ground Rent: Not applicable

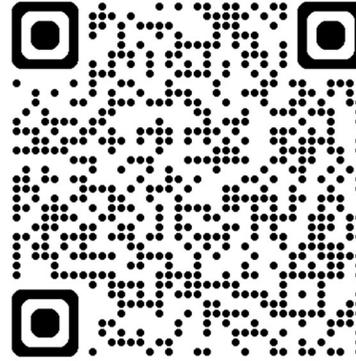




Farnfield Close, London, N8 Approximate Gross Internal Area = 1471 sq ft / 136.6 sq m



For a guide to the area please scan this code for more information



Flat  
Leasehold  
**Council:** Haringey  
**Council Tax Band:** G



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

**OFFICE DETAILS**

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

