

# Castles

OFFERS IN EXCESS OF  
**£425,000**  
**Granville Road**  
Stroud Green, N4 4EL

Castles

## PROPERTY SUMMARY

Set on the top floor of this well-appointed period residence is this light and spacious one-bedroom conversion. Ideally located on a tranquil residential turning equidistant to the amenities provided on the vibrant Stroud Green Road and Crouch End's historic Broadway. Situated within a short stroll of Harringay over-ground station and local bus routes providing easy access to the city and beyond.

Further comprising separate kitchen, three-piece bathroom suite and generous reception with views across the London Skyline.

Lease: 102 years unexpired (155 years from 29/9/1973)

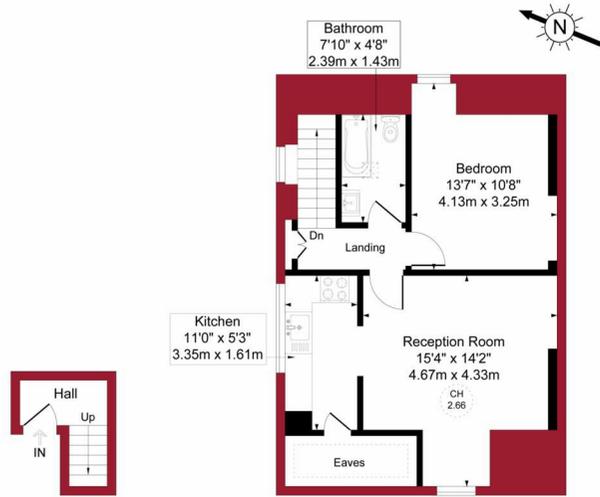
Current Service/Maintenance Charge: £100.00 per month

Ground Rent: Not applicable





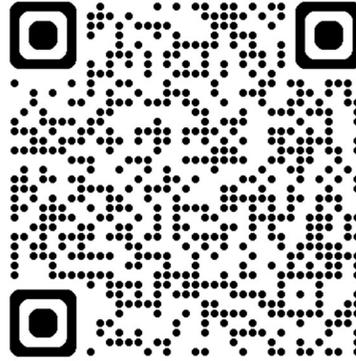
Granville Road, Stroud Green, N4 Approximate Gross Internal Area = 575 sq ft / 53.3 sq m



Second Floor  
Gross Internal  
Floor Area 33 sq ft / 3.0 sq m

Third Floor  
Gross Internal  
Floor Area 542 sq ft / 50.3 sq m

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



Flat  
Share of Freehold  
**Council:** Haringey  
**Council Tax Band:** B



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>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	