

Castles

ASKING PRICE

£450,000

Boyton Close

London, N8 7BD

Castles

## PROPERTY SUMMARY

Set in a peaceful Cul-de-sac is this bright and spacious three-bedroom flat. Occupying a position on the first-floor of this intimate block and well-maintained by the current owners. Situated at the foot of Alexandra Palace and within a short stroll of the amenities provided on High Street, Hornsey and nearby Crouch End Broadway with its array of shops and eateries.

Transport is provided by a multitude of local bus routes and Hornsey Overground Station. Further comprising reception, two-piece bathroom suite and separate kitchen leading onto private balcony. Further benefitting from own storage and access to communal gardens.

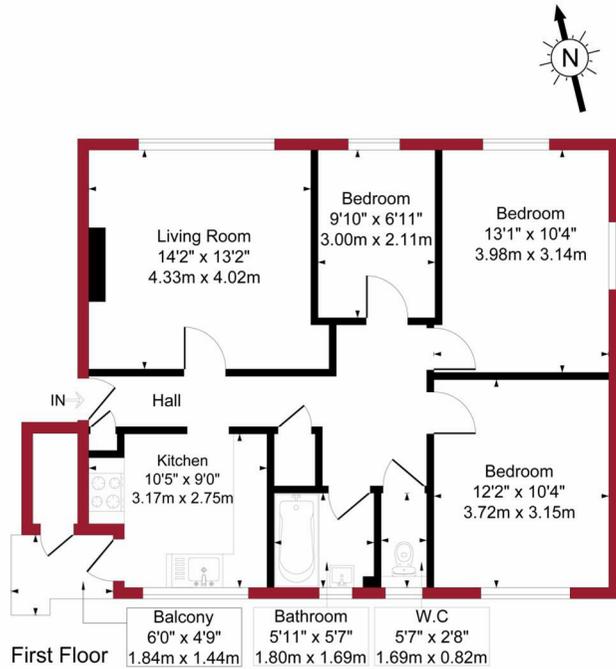
Lease: 125 years from 6/6/1988 – Expiry June 2113

Current Service/Maintenance Charge:  
£2,564.31 per annum  
Ground Rent: £10.00 per annum

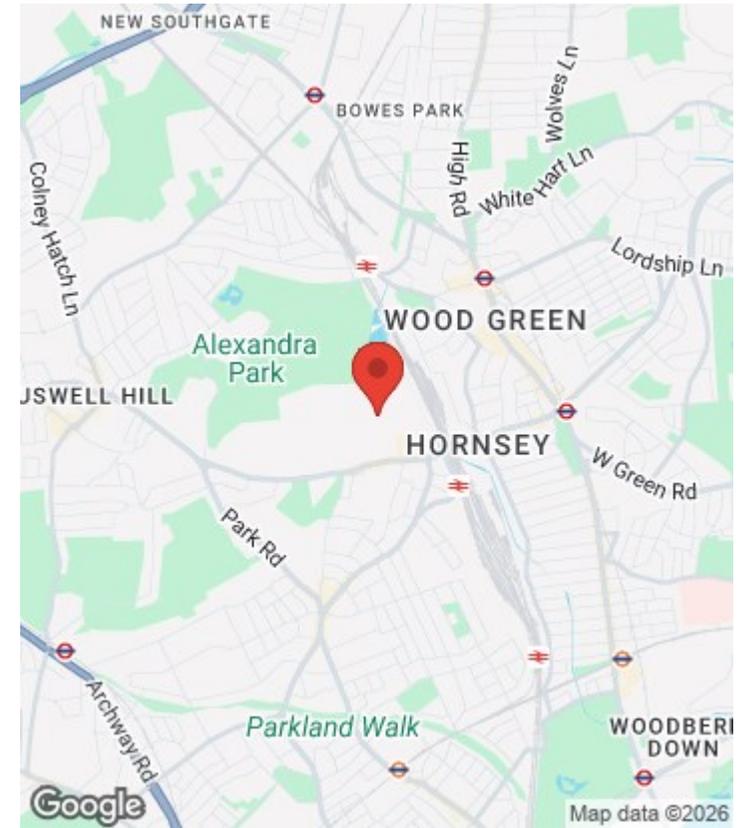
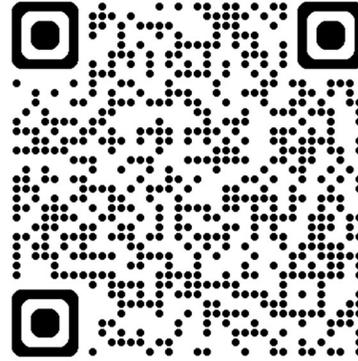




Elgar House, Boyton Close, London, N8 Approximate Gross Internal Area = 803 sq ft / 74.6 sq m



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



Flat - First Floor

Leasehold

**Council:** Haringey

**Council Tax Band:** D



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>

