



# Castles

ASKING PRICE

£850,000

Coolhurst Road

Crouch End, N8 8EU

# Castles



## PROPERTY SUMMARY

A Delightful Two Double Bedroom Garden Conversion on the Edge of Highgate  
Set within an imposing double-fronted period residence, this charming, ground-floor conversion offers character-filled living in a sought-after location. The property features two double-bedrooms, kitchen, bathroom, and a bright reception room that opens directly onto a private rear garden - perfect for outdoor entertaining or quiet relaxation. Ideally situated just a short walk from Highgate Underground Station, and moments from the vibrant amenities of Crouch End's ever-popular Broadway, this home combines peaceful residential living with superb connectivity and convenience.

Lease: 962 years remaining (999 years from 1 January 1988)

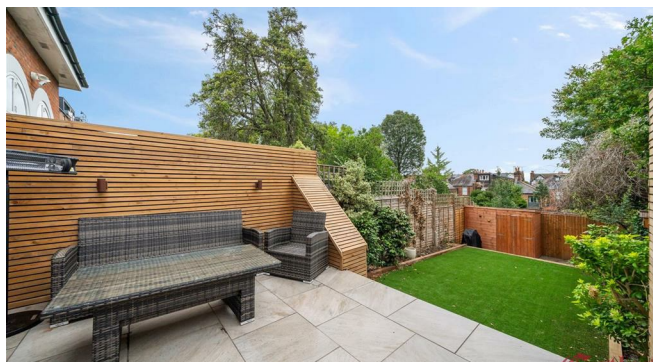
Current Service/Maintenance Charge: £2,090.40 per annum

Ground Rent: Not applicable

Local Authority: Haringey

Council Tax band: D

Nb. The Service Charge, Ground Rent and Share of Freehold information stated has been confirmed by our vendor





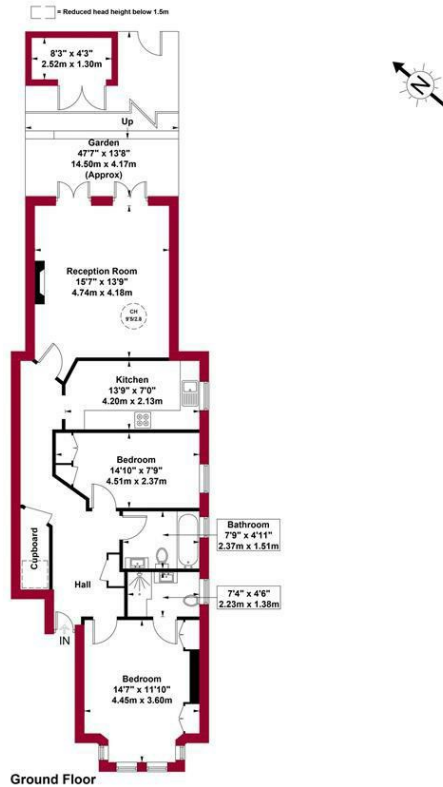




**Coolhurst Road, N8**    **Approximate Gross Internal Area = 897 sq ft / 83.3 sq m**

**Restricted Height = 9 sq ft / 0.8 sq m**

**Outbuilding = 34 sq ft / 3.2 sq m**



**RICS Certified Property Measurer**    This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.    **Castles**

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



Flat - Garden

Share of Freehold

**Council:**

**Council Tax Band: D**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**

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 |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |