

Castles



ASKING PRICE

£400,000

Crescent Road

London, N8 8AU

Castles

## PROPERTY SUMMARY

Occupying a position on the ground floor of this attractive purpose-built block is this well-maintained one-bedroom apartment. Positioned at the rear of the building with tranquil views over the beautifully maintained communal gardens.

Set on a quiet residential turning on the Highgate periphery and within a short stroll of Crouch End's vibrant Broadway with its array of retailers and eateries.

Further comprising reception, separate kitchen and three-piece bathroom suite and own garage whilst being sold on a chain free basis.

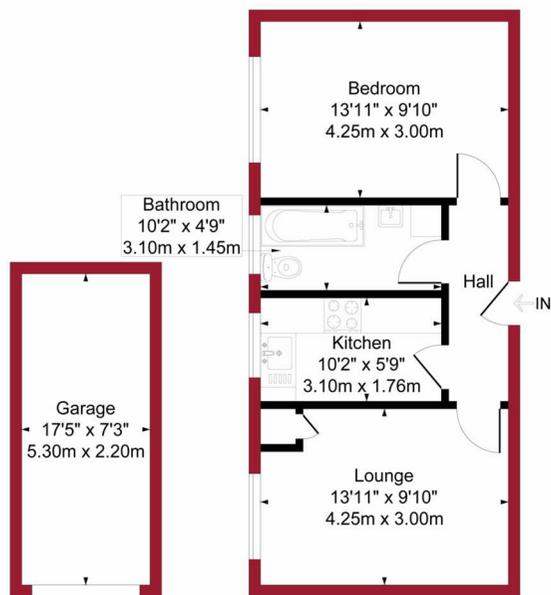
Lease: 999 years from 25/12/1988  
Current Service/Maintenance Charge: £1,800.00 per annum





Crescent Court, Crescent Road, London, N8

Approximate Gross Internal Area = 565 sq ft / 52.4 sq m  
(Including Garage)



Garage  
Gross Internal  
Floor Area 126 sq ft / 11.6 sq m

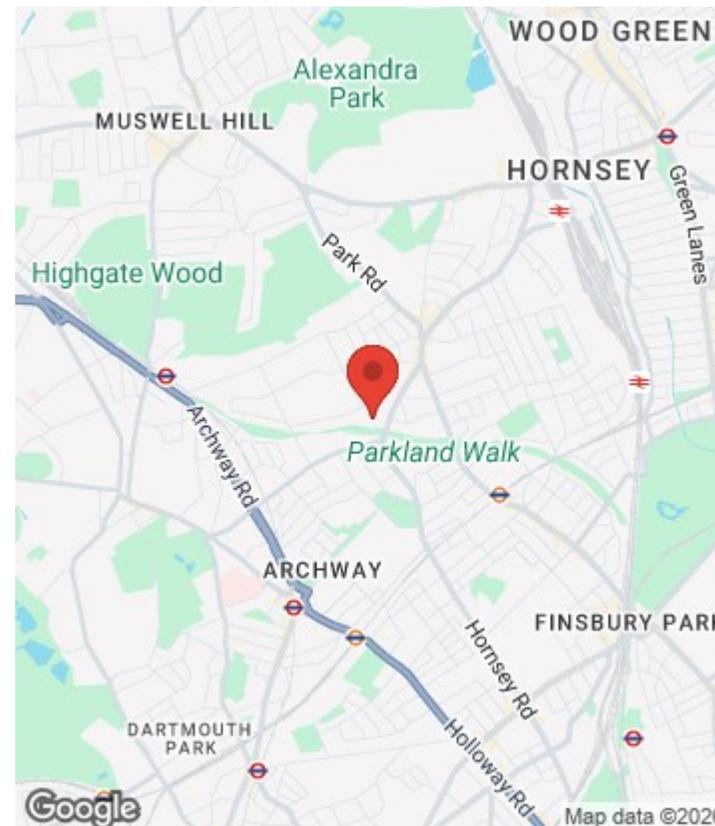
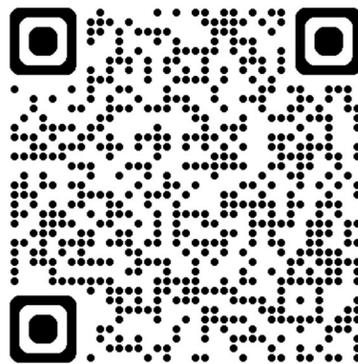
Ground Floor  
Gross Internal  
Floor Area 439 sq ft / 40.8 sq m



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.



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



Flat - Ground Floor

Share of Freehold

**Council:** Haringey

**Council Tax Band:** B

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			
102-91m	A		
91-81	B		
80-69	C	74	77
55-49	D		
39-34	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	