



ASKING PRICE

£425,000 Share of Freehold
Crouch Hill

Crouch End, N8 9DY



PROPERTY SUMMARY

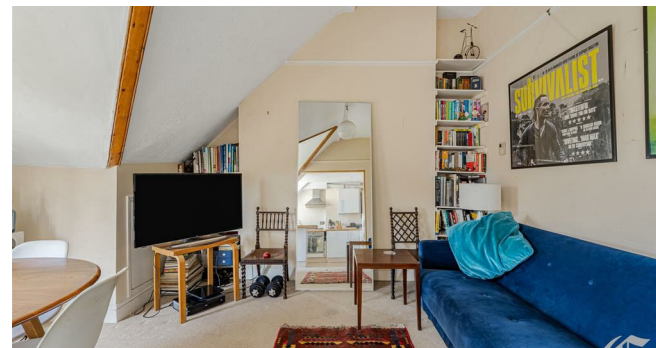
An exceptionally well-presented, one bedroom, third floor conversion. The property is conveniently located off Crouch Hill and accessed via a communal carriage driveway just a moments' walk of Crouch End's historic Broadway providing a variety of retailers and eateries.

Set within an attractive period residence, further comprising open-planned kitchen/reception and bathroom whilst benefitting from ample storage opportunities. This property will be sold on a chain free basis.

Lease: 999 years from 14/9/2012

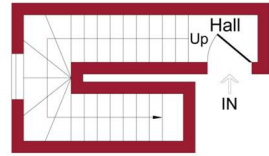
Ground Rent: Not applicable

Current Service Charge/Maintenance Charge : £80 per calendar month

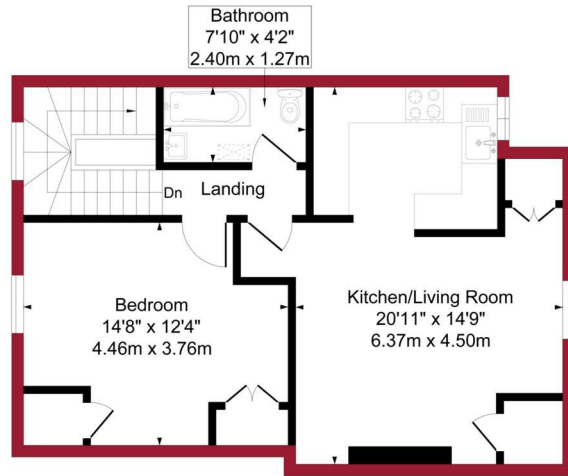




Crouch Hill, Crouch End, N8 Approximate Gross Internal Area = 655 sq ft / 60.8 sq m



Second Floor
Gross Internal
Floor Area 62 sq ft / 5.7 sq m



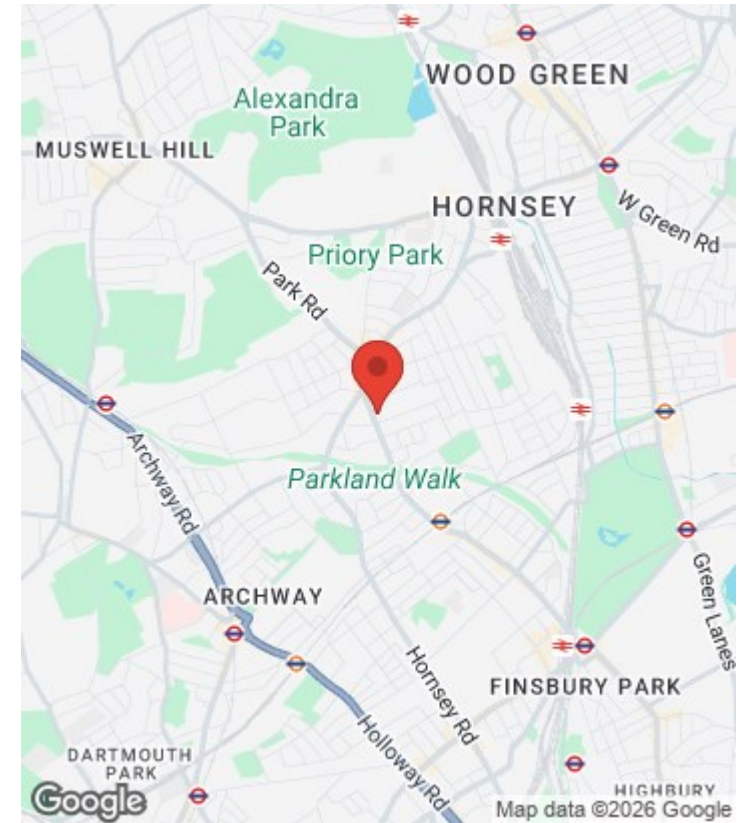
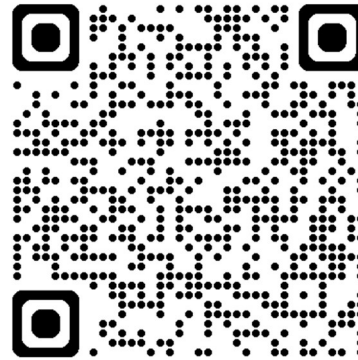
Third Floor
Gross Internal
Floor Area 593 sq ft / 55.1 sq m



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

Share of Freehold

Council: Haringey

Council Tax Band: D

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-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	