

Castles

ASKING PRICE

£780,000

Berkeley House, Tottenham

Crouch-End, N8 9FD

Castles

PROPERTY SUMMARY

885 sqft/82.2 sqm 2 Bedrooms, 2 Bathrooms with Terrace

A stunning second floor, private apartment on the door step of North London's premier urban Village. Benefits from the essentials of modern-day practical living and considerate to our environment, including MVHR system and an EPC A rating.

Further comprising underfloor heating, German fully fitted kitchens with Quooker tap and Bosch appliances, luxury bathrooms with Villeroy & Bosch sanitary ware and Hansgrohe taps, acoustic glazing, 54mm thick individually coloured front doors, open-planned kitchen reception onto terrace/winter gardens.

Incorporating a unique and impressive Altrium, offering additional light to each floor.

The building includes a 10-year building structural warranty, 999 years lease (from 2022) with no ground rent.

Lease: 996 years

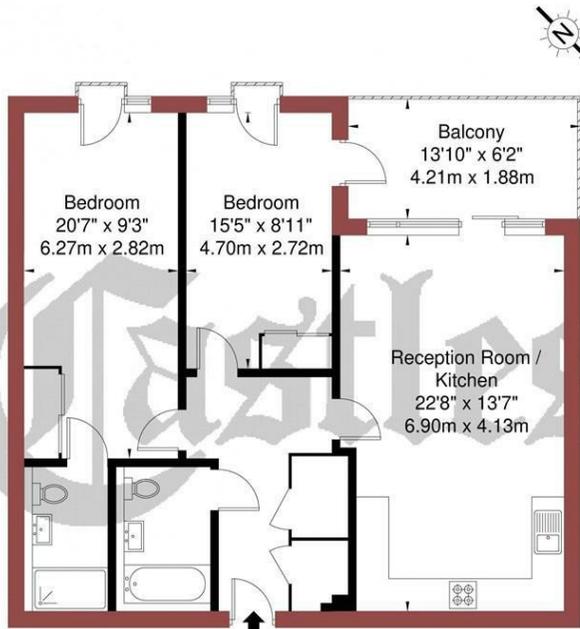
Current Service/Maintenance Charge: £1,523.00 half yearly

Ground Rent: Peppercorn





Approx. Gross Internal Area = 82.2 sq m / 885 sq ft



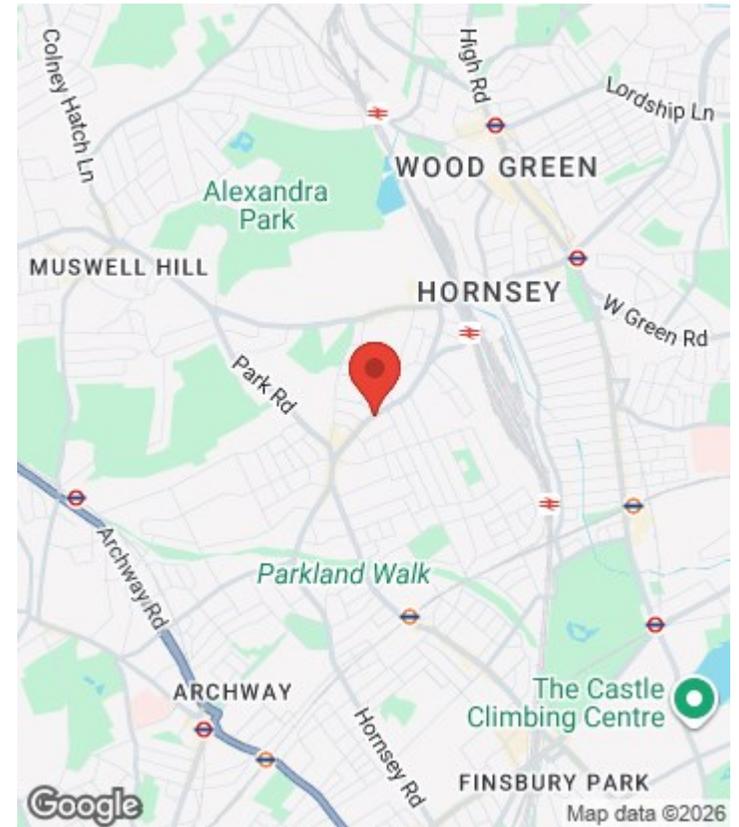
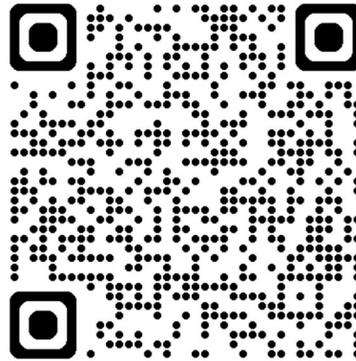
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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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For a guide to the area please scan this code for more information



Flat - Second Floor

Leasehold

Council: Haringey

Council Tax Band: E

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

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N8 8PR

OFFICE DETAILS

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<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		93	93
(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	