



Drylands Road, N8

£775,000

Leasehold

Castles



Drylands Road, N8

Extremely rare to the market is this well designed, split-level period conversion flat set over two storeys (ground floor and basement with a total internal area of 1386 sq.ft / 128.83 sq.m) within a short walk of Crouch End Broadway. This two-bedroom apartment offers an abundance of light throughout with a neutral blend of period features including high ceilings, fireplace and sash windows complementing a contemporary finish.

Offering an abundance of space across two floors, the ground floor benefits from large reception room, large bespoke designed kitchen/diner, separate guest cloakroom with a utility room, two double bedrooms, recently renovated modern family bathroom and a tranquil private landscaped rear garden. The basement consists of three separate rooms, currently being used as a cellar, large double bedroom and home office (all ventilated with gas central heating) and a large storage cupboard. Secure storage for bicycles in front garden.

Drylands Road is conveniently positioned within walking distance to Crouch End's historic Broadway with its array of amenities; just a short bus ride to Finsbury Park Underground station and a short walk of Hornsey British Rail with its links to the City (Moorgate) and beyond and with the green open spaces of Stationers Park within close proximity. It is within the catchment area for popular nurseries, primary and secondary schools. A viewing is highly recommended to truly appreciate this stunning property, being sold on a chain free basis.

Lease: 90-year lease extension to the existing term (circa 178 years unexpired)
Current Service/Maintenance Charge: £900.00 per annum
Ground Rent: peppercorn rent for term of the lease

Local Authority: Haringey
Council Tax band: D

EPC Rating: C
Current: 69/C Potential: 78/C

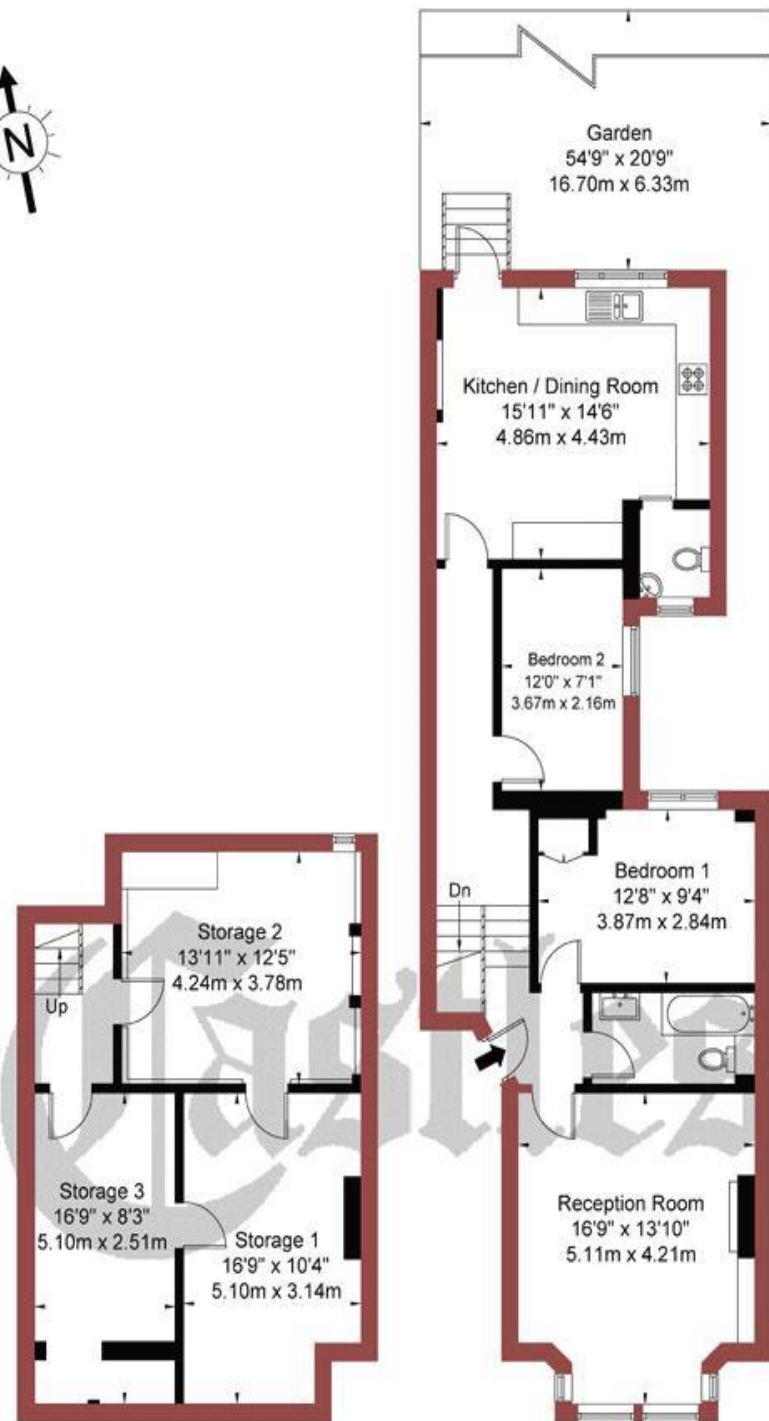
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Approx Gross Internal Area = 128.8 sq m / 1386 sq ft



Lower Ground Floor
Gross Internal
Floor Area 49.1 sq m / 528 sq ft

Ground Floor
Gross Internal
Floor Area 79.7 sq m / 857 sq ft

Ref

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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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An overview of Crouch End

Situated in a valley, Crouch End is overlooked by nearby Muswell Hill, Highgate and Alexandra Palace. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively being combined with modern high specification developments. With its diverse independent retailers and high street stores accompanied with good schools and parks this bohemian and vibrant location ensures Crouch End remains a desirable place to reside. Packed with lots to see and do with great feeling of community spirit. The area is dominated by a vibrant 'Village' with the landmark Clock tower at the centre of attraction with a fine range of independent retailers, coffee shops, bars and restaurants, while there is a distinct open feel to the area, owing to a large number of green spaces including Parkland walk.

History

Once a medieval route from London to the north of England, Crouch End, which was governed as part of Hornsey, was a mainly wooded area containing farms and villas, including Crouch Hall, built in the 17th century at the intersection of what came to be known as Crouch End. The area changed rapidly in the late 18th century from a largely rural area to a prosperous middle-class suburb, due to a sharp rise in professionals, including clerical workers moving to the area looking to commute into the city, thanks to the development of the railway in the area. Many of the old houses were demolished and replaced with housing aimed at the middle-class.

Housing Stock

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Crouch End attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

Shopping, food and drink

Crouch End offers an amazing array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on the Broadway include upmarket restaurants and supermarkets as well as numerous cafes and bars spilling out onto the pavements. There is also a long-standing baker, Dunn's, as well as two butchers, a fishmonger and a greengrocer. Whether one is looking for traditional English grub or somewhere that serves something a little more exotic, there is no shortage of gastropubs, elegant restaurants, wine bars and pubs to suit all tastes.

Recreational Grounds & Amenities

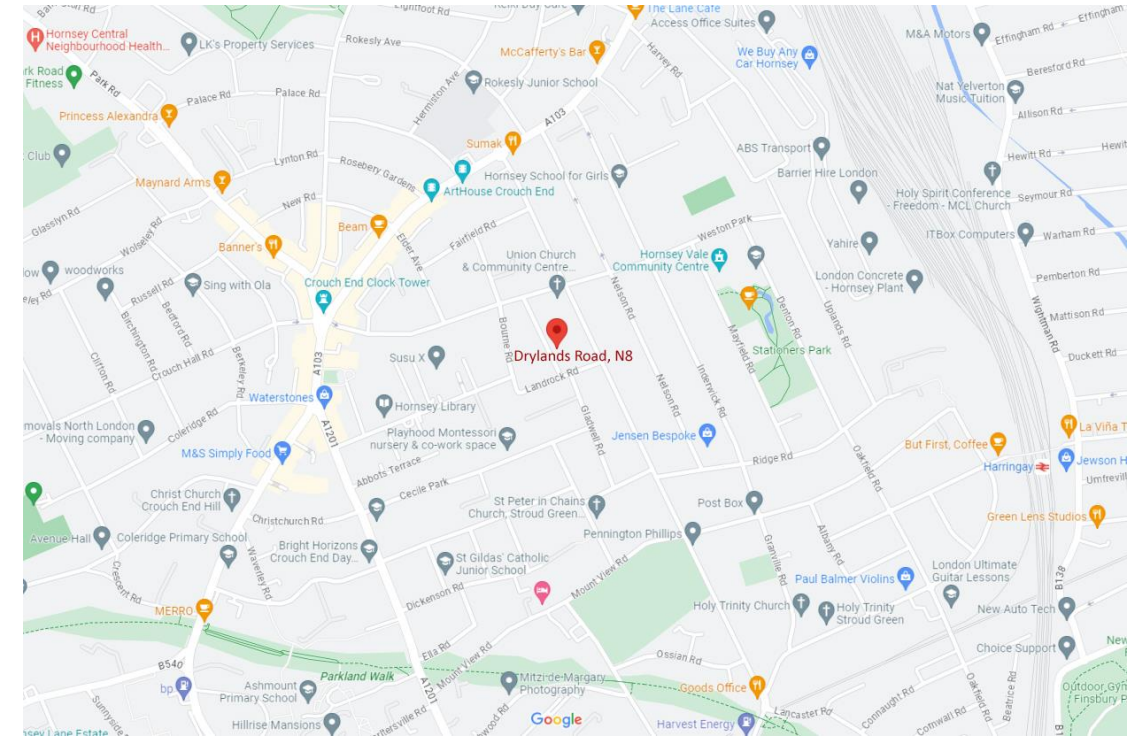
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other parks in the area include Stationers Park and Priory Park. In addition there are a number of fitness centres, Tennis & Cricket clubs and Park Road swimming pool.

Emergency services

Crouch End is considered a safe neighbourhood. It is served by Highgate Police Station on Archway Road and Muswell Hill Police Station on Fortis Green. Hornsey Fire Station is located in Priory Road. There are a number of GP & Dental practices including The Christchurch Hall Surgery, Allenson House Medical Centre and The Beaumont Practice. The nearest hospital is The Whittington & University College Hospital.

Transportation

There are plenty of transport options in and around Crouch End. The nearest Tube and train stations are Highgate (Northern Line, Zone 3), Finsbury Park (Overground, Piccadilly & Victoria, Zone 2), Crouch Hill (Overground, Zone 3), Hornsey (Overground, Zone 3), Haringey (Overground, Zone 3) and Archway (Northern Line, Zone 2/3). Buses and night buses, including the 41, 91, 210, W3, W5, W7, N41 and N91, provide a good service to other parts of London.



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