

# Castles



ASKING PRICE

**£550,000**

**Park Road**

Crouch End, N8 8JN

## PROPERTY SUMMARY

A bright and spacious, top floor (second), two-bedroom, two-bathroom apartment set at the rear of a boutique block of only nine apartments. Further comprising open-planned kitchen/reception, secure gated allocated parking space and rear communal garden.

Measuring 860 sqft/80 sqm and conveniently positioned within a moments' walk of Crouch End Broadway and Park Road fitness and leisure centre with all year-round outdoor lido.

This eco-friendly building residence and building, benefits from a B rating EPC, green roof with solar panels. Fully integrated kitchen with Bosch AEG appliances and secure external cycle store.

Offered with no onward chain.

Lease: 113 years remaining SHARE OF FREEHOLD

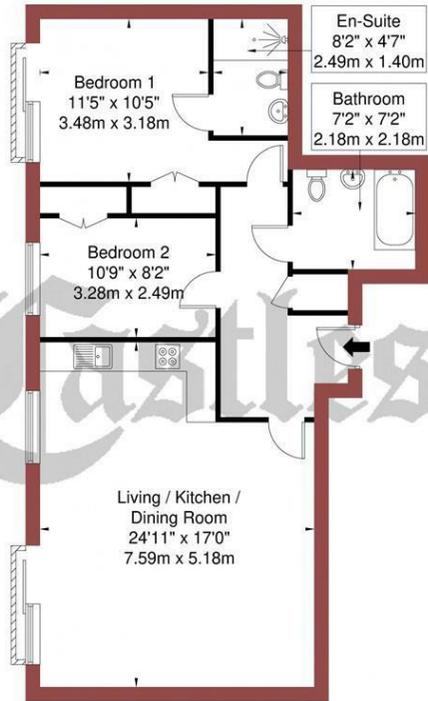
Current Service/Maintenance Charge : £2,120 per annum (2023/24)

Local Authority: Haringey  
Council Tax band: D





Approx. Gross Internal Area = 79.9 sq m / 860 sq ft



Second Floor  
Gross Internal  
Floor Area 79.9 sq m / 860 sq ft

Ref

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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



Apartment

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		82	82
(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	