



Castles

ASKING PRICE

£675,000

Haslemere Road

Crouch End, N8 9RA

Castles

PROPERTY SUMMARY

Castles are delighted to offer for sale this beautifully presented, three-bedroom, purpose built apartment. Set on a tranquil, private turning off Haslemere Road within the catchment of the highly rated Coleridge, Ashmount and Highgate Wood schools.

The property was fully refurbished in 2018 to a high standard including new electrics, wooden flooring, underfloor insulation and reconfigured to provide a light filled and spacious feel. Further comprising separate reception, family bathroom and generous kitchen/diner leading onto beautifully maintained communal grounds via external stairway. Further benefitting from walk in wardrobe, additional storage inside and out and the ability to park.

Lease: 140 years

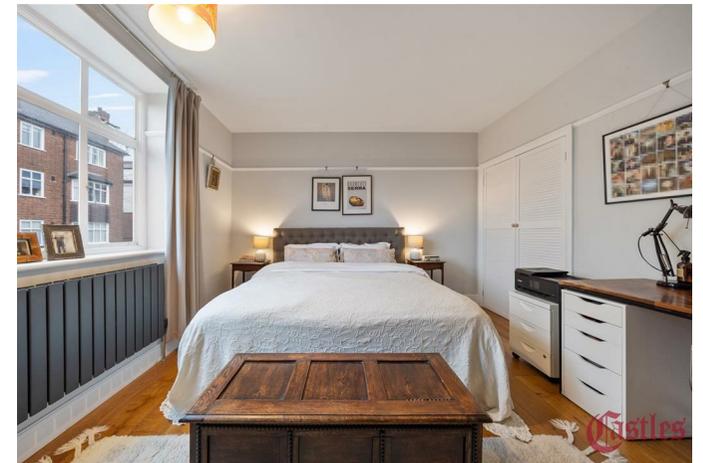
Current Service/Maintenance Charge: Average of £2,100 since 2021

Ground Rent: £40 per annum

Local Authority: Haringey

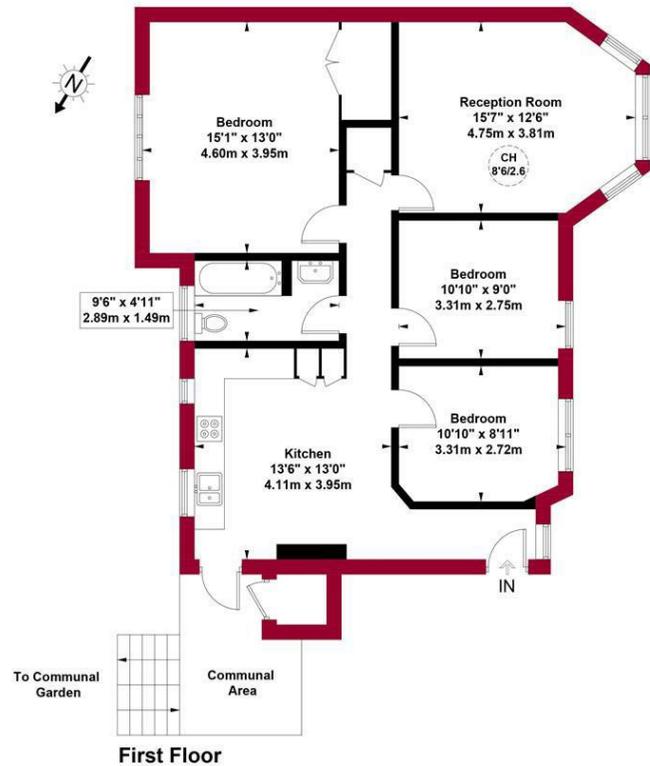
Council Tax band: D





Oakfield Court, N8

Approximate Gross Internal Area = 934 sq ft / 86.8 sq m
(Excluding External Cupboard)



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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



Apartment - Second Floor

Leasehold

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			
102-91kWh/m ² A			
91-81kWh/m ² B			
80-70kWh/m ² C			
69-55kWh/m ² D			
54-48kWh/m ² E			
47-38kWh/m ² F			
35-20kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	