

Castles



GUIDE PRICE

£1,100,000

Lightfoot Road

Crouch End, N8 7JN

Castles

## PROPERTY SUMMARY

A beautifully presented, four-bedroom family home within a moments' walk of Priory Park and Rokesly School and equidistantly positioned between Crouch End Broadway and Hornsey Station (direct link to Finsbury Park and Moorgate Stations).

The property has been greatly improved by the owners during the 20 plus years of their ownership with neutral decor throughout. Further comprising through-reception onto private tiered, landscaped, south-facing garden, kitchen, family bathroom and en-suite to top floor bedroom.

We highly recommend an early viewing.

Local Authority: Haringey

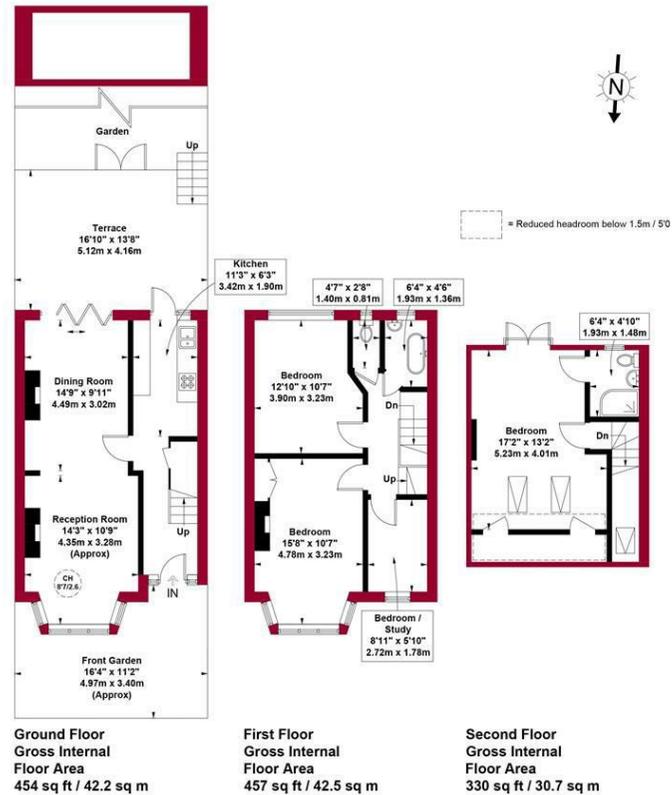
Council Tax band: E





**Lightfoot Road, N8** Approximate Gross Internal Area = 1241 sq ft / 115.4 sq m

Restricted Height = 60 sq ft / 5.6 sq m



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



House - Terraced  
Freehold  
**Council:**  
**Council Tax Band:** E  
**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	(55-68) D		
(39-54) E	(21-38) F		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	