

# Castles



ASKING PRICE

£425,000

The Broadway

Crouch End, N8 9SW

# Castles

## PROPERTY SUMMARY

Set in the very 'Heart' of Crouch End's historic Broadway is this bright and spacious one-bedroom apartment. Positioned on the second floor above the old Barclays Bank overlooking the tranquil, green open space in front of the town hall.

Further comprising generous reception room, separate kitchen and modern bathroom. This exceptional location provides access to a multitude of independent retailers and local bus routes.

Broadway House will be sold on a chain free basis.

Lease: 108 plus years

Current Service/Maintenance Charge: NA

Ground Rent: NA

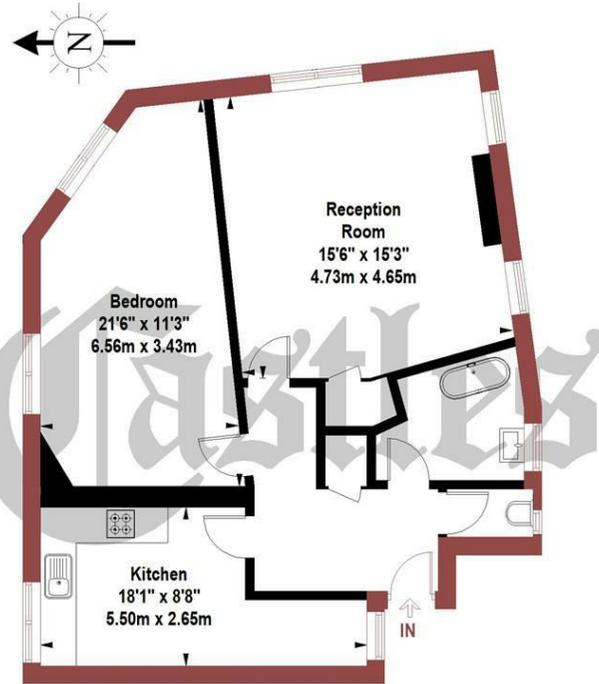
Local Authority: Haringey

Council Tax band: C





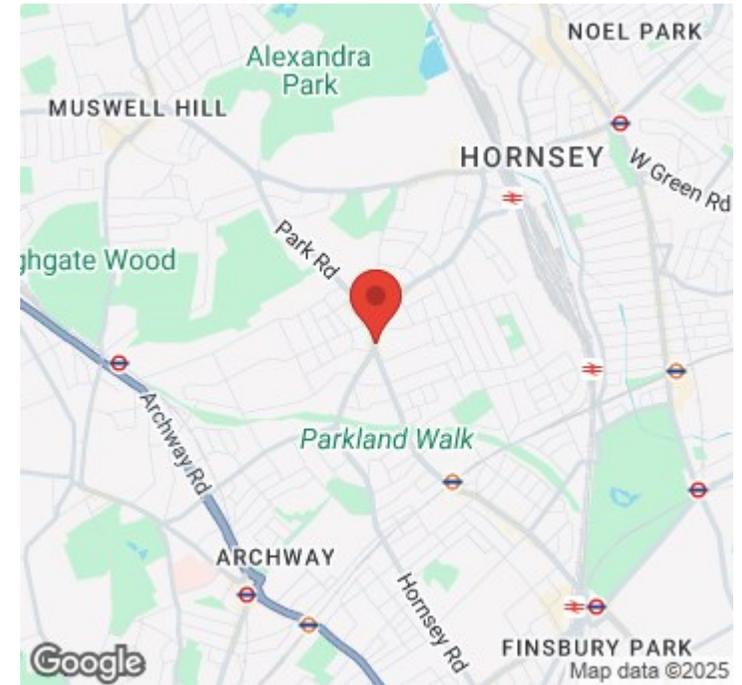
Approx. Gross Internal Area = 69.86 sq m / 752 sq ft



First Floor

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.

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



Apartment - Second Floor

Leasehold

**Council:**

**Council Tax Band:** C

**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                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |