

Castles



ASKING PRICE

£525,000

Crouch Hill

Crouch End, N4 4AL

Castles

PROPERTY SUMMARY

Set on the ground floor of this attractive purpose-built block is this well-presented, two-bedroom flat. Ideally located equidistant to Crouch End Broadway with its array of bars and eateries and the amenities on Stroud Green Road. Transport is provided by nearby Crouch Hill station and Finsbury Park underground and overground stations coupled with local bus routes.

Further comprising separate kitchen, reception and family bathroom whilst benefitting from private garage. The property also falls into the catchment of the highly rated Ashmount Primary school.

Lease: 999 years from 25/12/65. 939 years remaining

Current Service/Maintenance Charge: £1,800.00 per annum

Ground Rent: Not applicable

Nb. The Service Charge, Ground Rent and Share of Freehold information stated has been confirmed by our vendor

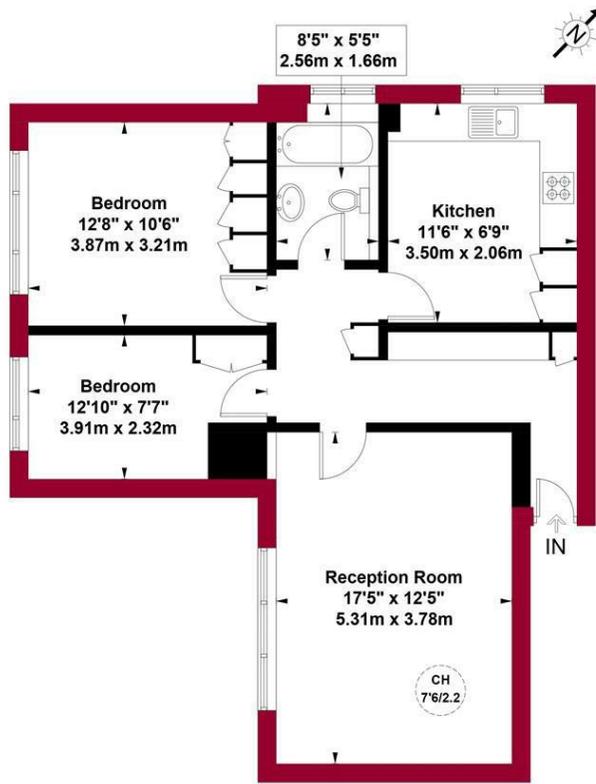
Local Authority: Islington

Council Tax Band: D





Pamlion Court, N4 Approximate Gross Internal Area = 751 sq ft / 69.8 sq m



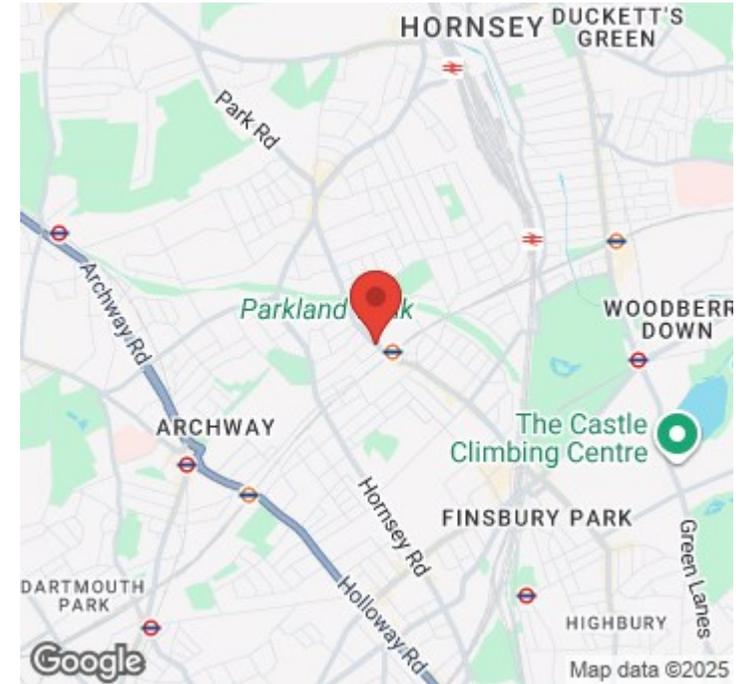
Ground Floor



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



Flat - Ground Floor

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			
(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	