



Castles

ASKING PRICE

£750,000

Fairfield Road

Crouch End, N8 9HG

Castles

PROPERTY SUMMARY

Set on the ground floor of a period residence is this two-bedroom converted flat. Positioned on a quiet residential street within walking distance to Crouch End's vibrant Broadway with its vast array of independent retailers and eateries.

Further comprising reception, separate kitchen and conservatory leading directly onto private rear garden. Further benefitting from off-street parking and own cellar.

The property is in need of refurbishment and will be sold on a chain free basis.

Local Authority: Haringey

Council Tax band: D



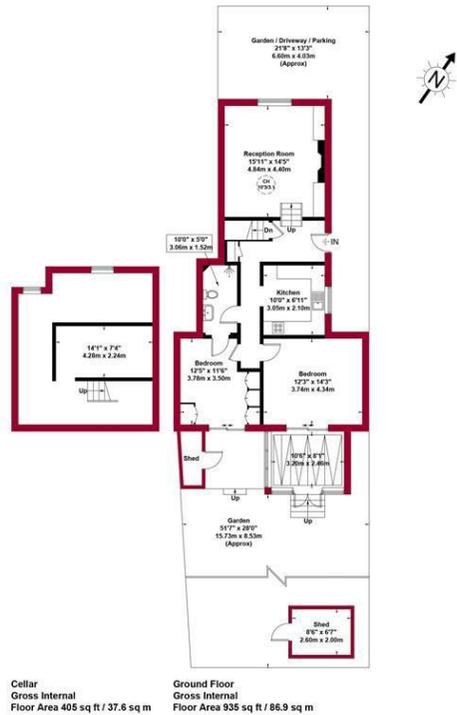


Fairfield Road, N8

Approximate Gross Internal Area = 993 sq ft / 92.3 sq m
(Excluding Cellar)

Cellar = 405 sq ft / 37.6 sq m

Detached Shed = 56 sq ft / 5.2 sq m



Cellar
Gross Internal
Floor Area 405 sq ft / 37.6 sq m

Ground Floor
Gross Internal
Floor Area 935 sq ft / 86.9 sq m



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 - Garden

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			
102-91kWh/m²	A		
91-81kWh/m²	B		
80-69kWh/m²	C		
55-80kWh/m²	D		
39-54kWh/m²	E		
21-38kWh/m²	F		
1-20kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	