

Castles

ASKING PRICE

£1,050,000

Ridge Road

London, N8 9NP

Castles



PROPERTY SUMMARY

A spacious and beautifully presented two/three-bedroom duplex maisonette with its own private entrance, front garden and a designated section of the rear garden. Set within an imposing end-of-terrace, double-fronted period residence on the desirable 'Crouch End Heights', the property offers generous proportions and elegant character throughout.

Occupying the ground floors, the accommodation comprises a bright and inviting reception room, well-appointed kitchen, versatile dining room/third bedroom, family bathroom and an additional shower room — providing both flexibility and convenience for modern living.

The property further benefits from lower ground cellar/storage rooms offering excellent scope for development, subject to the necessary consents (STPP), presenting an exciting opportunity to enhance and reconfigure.

Ideally located within easy reach of the vibrant cafés, restaurants and boutiques of Crouch End Broadway, and a short stroll to Harringay railway station, providing excellent transport links into the City and beyond.

Lease 125 years from 15/12/1986 = 85 years unexpired

Current Service/Maintenance Charge: £160 per quarter + share of building insurance each year (approx. £460) 35%

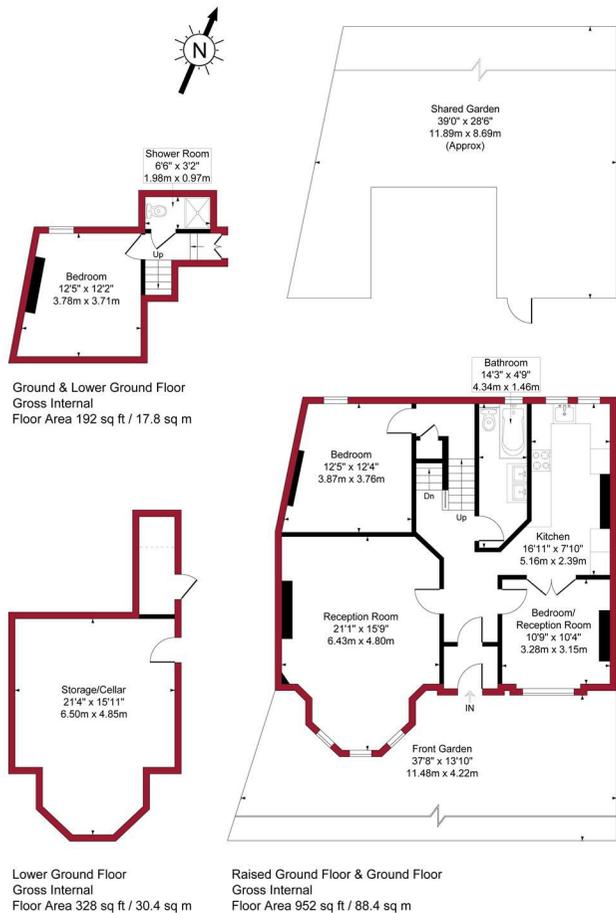
Ground Rent: Not applicable



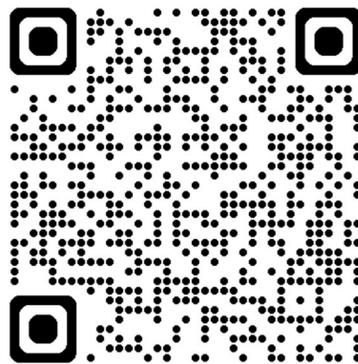


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Approximate Gross Internal Area = 1472 sq ft / 136.6 sq m



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



Maisonette
Share of Freehold
Council: Haringey
Council Tax Band: F



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
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N8 8PR

OFFICE DETAILS
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<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		77
55-48kWh/m²	D	65	
39-34kWh/m²	E		
21-38kWh/m²	F		
1-20kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	