



Castles

ASKING PRICE

£650,000

Crouch Hill

Crouch End, N8 9DY

Castles

PROPERTY SUMMARY

Set within a short stroll of Crouch Ends historic Broadway is this three-bedroom, purpose-built flat arranged over two floors. The property is accessed via the tree-lined Cecile Park and within the catchment of highly Ofsted rated Primary Schools.

Further comprising family bathroom, separate kitchen and generous reception leading onto patio garden and steps up to additional communal outside space whilst benefitting from allocated parking.

Crouch Hill will be sold on a chain free basis.

Lease: 999 years from 23/11/2023

Service charge: £170.00 per calendar month

Local Authority: Haringey

Council Tax band: D





Crouch Hill, N8

Approximate Gross Internal Area = 815 sq ft / 75.7 sq m

Restricted Height = 10 sq ft / 0.9 sq m



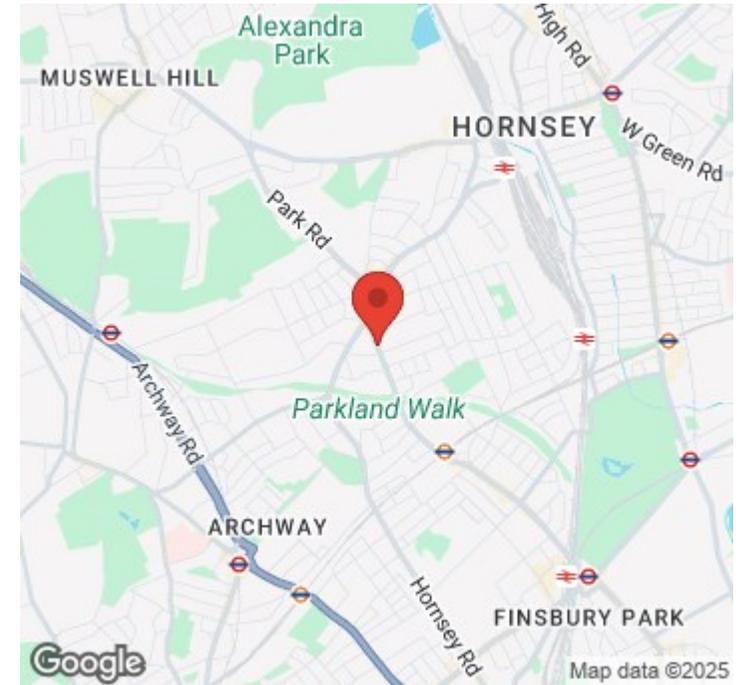
Lower Ground Floor
Gross Internal
Floor Area 393 sq ft / 36.5 sq m

Ground Floor
Gross Internal
Floor Area 422 sq ft / 39.2 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 - 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

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OFFICE ADDRESS

12 Topsfield Parade
Crouch End
London
N8 8PR

OFFICE DETAILS

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crouchend@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101	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	