

Castles

ASKING PRICE

£400,000

Birkbeck Road

London, N8 7PG

Castles

PROPERTY SUMMARY

Situated on the first floor of this attractive Mansion Block is this light and airy two-bedroom flat. Conveniently situated within a short stroll of Crouch end's iconic Broadway and the green open space of the idyllic Priory Park.

Further comprising reception, bathroom and generous kitchen / diner leading onto private balcony.

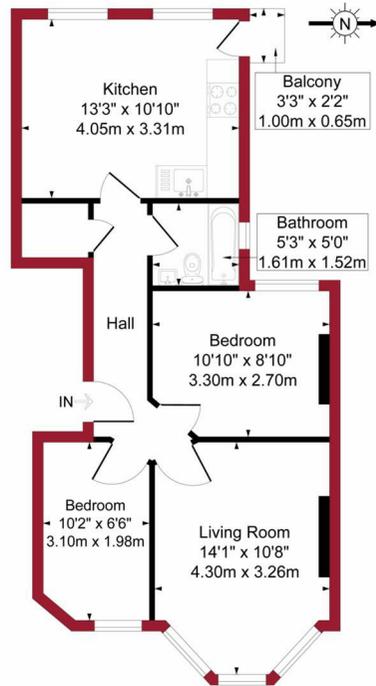
Situated within the catchment of highly Osted rated Primary Schools and nearby Hornsey Overground station providing a fast and effective route to the City and beyond.

Lease term: 142 years remaining (189 years from 25th March 1978)
Current Service/Maintenance Charge: £503.25 per quarter
Ground Rent: £100.00 per annum





Birkbeck Road, London, N8 Approximate Gross Internal Area = 552 sq ft / 51.2 sq m



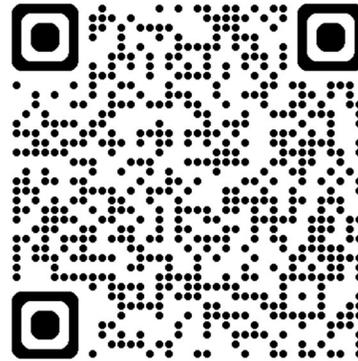
First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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



Flat - First Floor
Leasehold

Council: Haringey

Council Tax Band: C

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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Crouch End
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OFFICE DETAILS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	80
(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	