



Castles

ASKING PRICE

£475,000

Park Road

Crouch End, N8 8SW

Castles

PROPERTY SUMMARY

Conveniently located on Park Road and within a moments' walk of the Landmark Clocktower in the very heart of Crouch End is this light and airy two-bedroom apartment. Situated on the top floor of this popular, purpose-built block and comprising reception, separate kitchen and bathroom. Further benefiting from access to communal gardens.

Falling within the catchment area of outstanding schools including the highly Ofsted rated Coleridge School. Transport is provided by a multitude of local bus routes to Finsbury Park and Central London.

Lease: 160 years

Current Service/Maintenance Charge: £169.03 per calendar month

Ground Rent: Not applicable

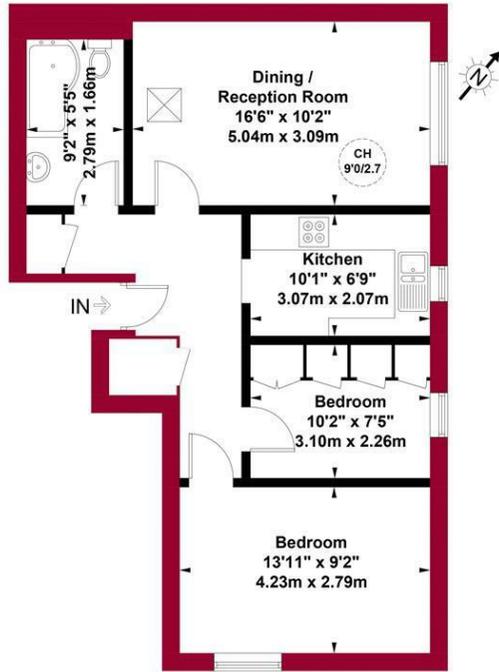
Local Authority: Haringey

Council Tax Band: D





Coulsden Court, N8 Approximate Gross Internal Area = 623 sq ft / 57.9 sq m



Third 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

Leasehold

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

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Crouch End
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N8 8PR

OFFICE DETAILS

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<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A	(81-91) B		
(69-80) C	(55-68) D		
(39-54) E	(21-38) F		
(1-10) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	