



Castles

ASKING PRICE

£450,000

Birkbeck Road

Crouch End, N8 7PG

Castles

PROPERTY SUMMARY

Castles are delighted to offer for sale, this elegant one-bedroom garden flat in a leafy Crouch End Mansion Block. Ideally located within a moment's walk of the green open spaces of Priory and Alexandra Park. Offering excellent transport links to the City with easy access to Finsbury Park (Victoria and Piccadilly Lines) via local bus routes and nearby Hornsey Over-ground Station.

Further comprising reception room full of period charm and character, modern bathroom with stylish fittings and bright and spacious kitchen diner opening directly onto private, landscaped rear garden, perfect for summer dining or a morning coffee. The property has been substantially improved by the current owner and offers a subtle blend of character and contemporary design. Perfect situated for a short stroll up to Crouch End's vibrant Broadway with its array of buzzing cafes, independent retailers and restaurants and the Arthouse cinema.

Lease: 125 years from 15 August 2019

Current Service/Maintenance Charge: £1555.56 per annum

Ground Rent: £150.00 per annum

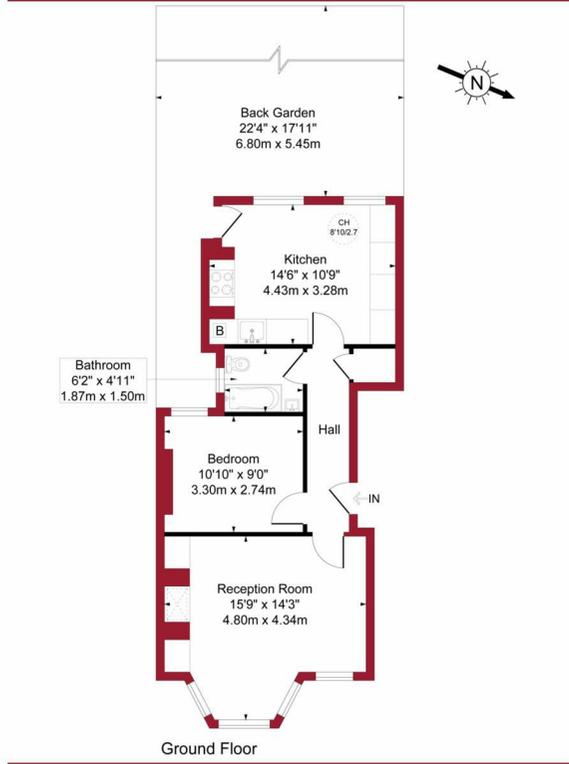
Local Authority Haringey
Council Tax band C

Nb. The Service Charge, Ground Rent and Leasehold information stated has been confirmed by our vendor





Birkbeck Road, London, N8 Approximate Gross Internal Area = 544 sq ft / 50.5 sq m



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

Leasehold

Council:

Council Tax Band: C

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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OFFICE DETAILS

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<https://www.castles.london>

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