



Castles

ASKING PRICE

£475,000

Hillfield Avenue

Crouch End, N8 7DP

Castles

PROPERTY SUMMARY

Set on the first floor of this imposing double-fronted residence is this beautifully presented two-bedroom conversion. Situated on a popular residential turning within a short walk of Crouch End's iconic Broadway and on the doorstep of the highly Ofsted rated Rokesly Primary School.

Further comprising open planned-kitchen reception and three-piece bathroom suite whilst benefitting from communal gardens and allocated, gated parking.

Lease: Expiry date 2131

Current Service/Maintenance Charge:

£1,733.98 per annum

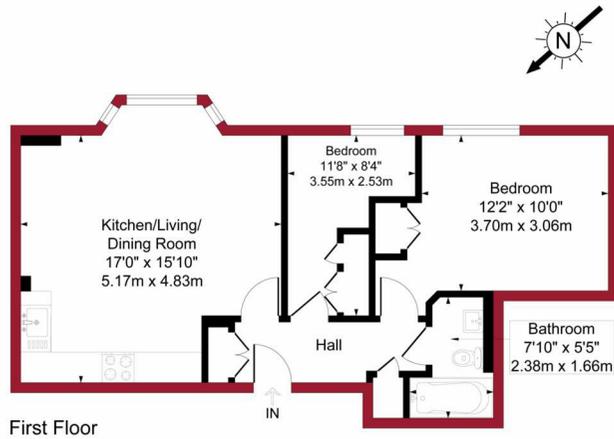
Ground Rent: £300.00 per annum





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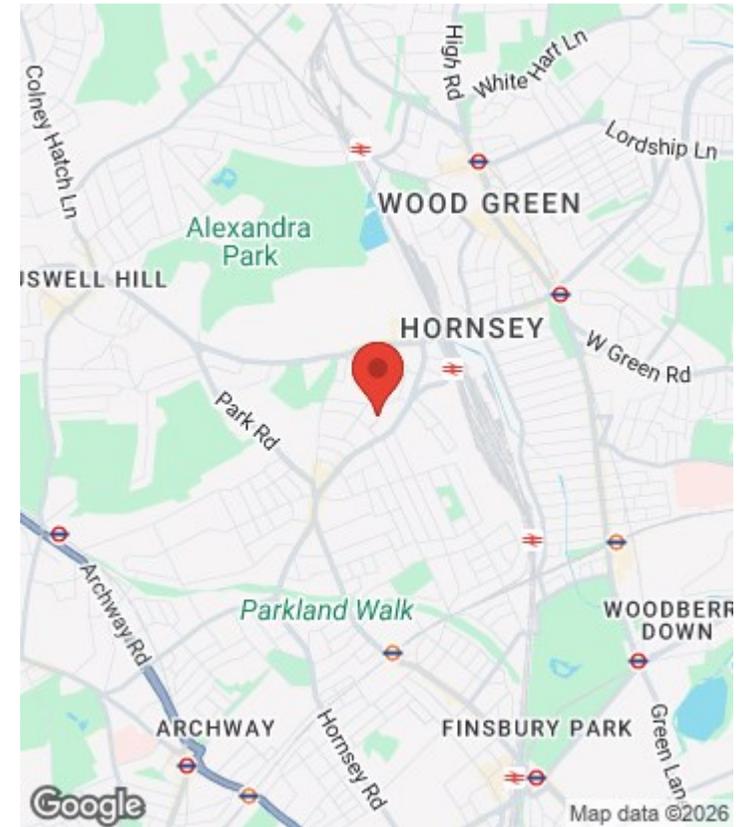
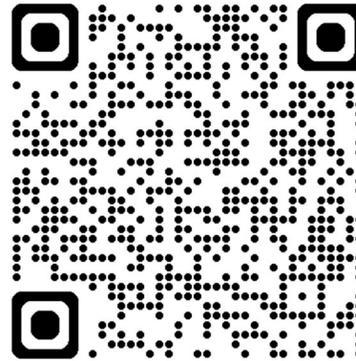
Approximate Gross Internal Area = 598 sq ft / 55.5 sq m



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 - First Floor

Leasehold

Council: Haringey

Council Tax Band: D

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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