



Castles

ASKING PRICE

£395,000

Crouch Hall Road

Crouch End, N8 8HJ

Castles

PROPERTY SUMMARY

A bright and beautifully presented, one-bedroom first-floor conversion set within a handsome period residence on the highly sought-after Crouch Hall Road on the Highgate fringes.

The accommodation includes a well-appointed kitchen/reception and a modern shower room, making it an ideal purchase for a first-time buyer or a perfect pied-à-terre.

The property is superbly located for the wide range of amenities on Crouch End Broadway and is within easy walking distance of Highgate Underground Station.

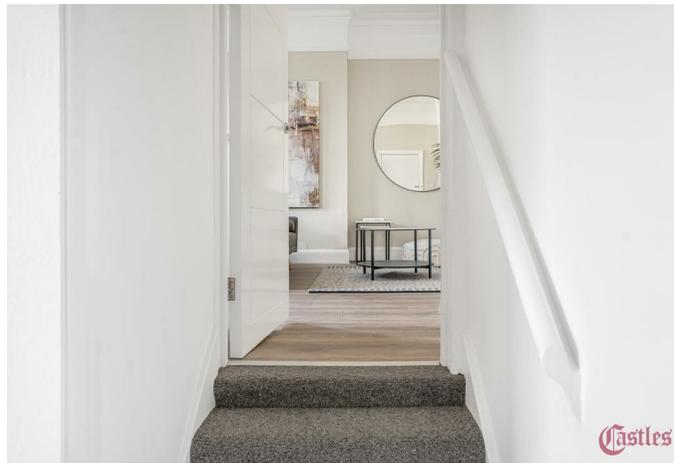
Offered with no onward chain.

Local Authority: Haringey

Council Tax band: B

Lease: 953 years remaining (999 years from 1979)





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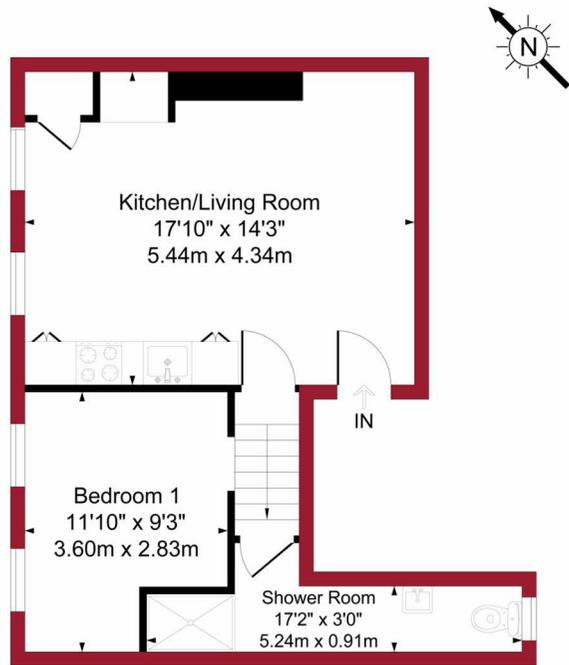
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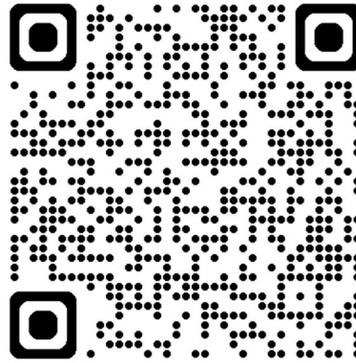
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Crouch Hall Road, London, N8 Approximate Gross Internal Area = 457 sq ft / 42.5 sq m



First Floor

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



Flat - First Floor
Share of Freehold
Council: Haringey
Council Tax Band: B



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.



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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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 | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 79 |
| (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 | |