



Castles

ASKING PRICE

£435,000

Ferme Park Road

London, N8 9SA

P
Residents
only
Mon-Fri
10am-6pm

PROPERTY SUMMARY

Set within this well-appointed period residence is this attractive one bedroom, garden conversion.

Occupying a prime position on a favoured residential road within walking distance of Crouch End's historic Broadway with its array of eateries and independent retailers.

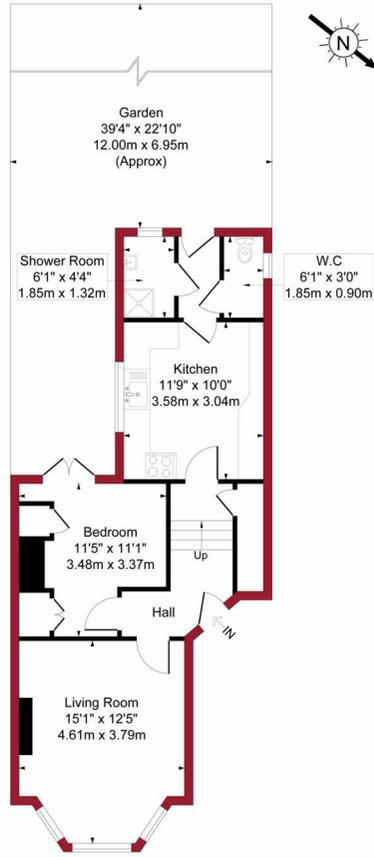
Further comprising generous reception, separate kitchen, shower room and separate toilet whilst further benefitting from private, westerly facing rear garden. This property will be sold on a chain free basis.

Lease: 999 years from 25/12/1984
Current Service/Maintenance Ad-hoc
Ground Rent: Not applicable





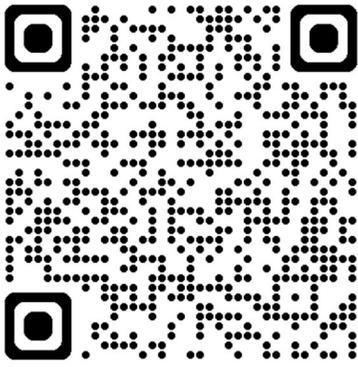
Ferme Park Road, Crouch End, N8 Approximate Gross Internal Area = 565 sq ft / 52.4 sq m



PINK PLAN
 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.

Castles

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



Flat - Garden
 Share of Freehold
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



<p>OFFICE ADDRESS 12 Topsfield Parade Crouch End London N8 8PR</p>	<p>OFFICE DETAILS 020 8348 5515 crouchend@castles.london https://www.castles.london</p>	<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>(92-100) A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(81-91) B</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(69-80) C</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(55-68) D</td> <td></td> <td>66</td> <td>77</td> </tr> <tr> <td>(39-54) E</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td colspan="2">England & Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs				(92-100) A				(81-91) B				(69-80) C				(55-68) D		66	77	(39-54) E				(21-38) F				(1-20) G				Not energy efficient - higher running costs				England & Wales		EU Directive 2002/91/EC	
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