

Castles



ASKING PRICE

£240,000

Tottenham Lane

Crouch End, N8 9BE

Castles

PROPERTY SUMMARY

Castles are delighted to offer for sale this well-presented studio apartment positioned on the ground floor of this substantial period residence. Benefiting from own entrance off the popular residential turning off Harvey Road and ideally located equidistant to Hornsey British Rail station and Crouch End's vibrant Broadway.

The property boasts a 17ft plus studio room with separate kitchen and shower room and boasts exceptionally high ceilings and period fireplace.

Lease: 189 years from 29/9/1999 (164 years remaining)

Current Service/Maintenance Charge: £742.25 per annum

Ground Rent: Peppercorn

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

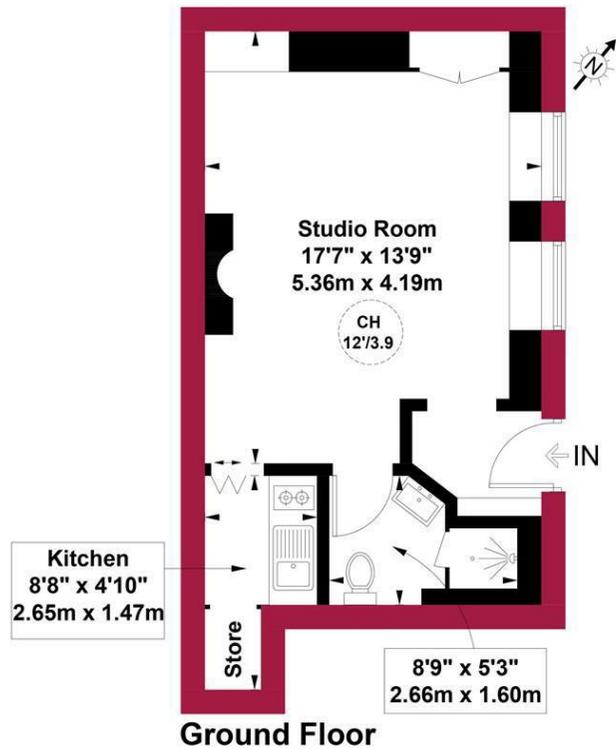
Local Authority: Haringey

Council Tax band: C





Tottenham Lane, N8 Approximate Gross Internal Area = 327 sq ft / 30.4 sq m



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



Apartment - Studio

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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Crouch End
London
N8 8PR

OFFICE DETAILS

020 8348 5515
crouchend@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m ² A			
91-81kWh/m ² B			
80-70kWh/m ² C			
69-55kWh/m ² D			
54-48kWh/m ² E			
47-38kWh/m ² F			
35-20kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	