



Castles

ASKING PRICE

£1,450,000

Elmfield Avenue

Crouch End, N8 8QG

Castles

PROPERTY SUMMARY

A fabulous opportunity to purchase a four-bedroom, larger than average family home within a moments' walk of Rokesly School. Re-built in the late 1940's and occupying a corner plot with rear off-street parking and garage. Further comprising two receptions, spacious kitchen/diner with ground floor shower and utility room. Benefitting from private rear garden, two further bathrooms and balcony/terrace with ample storage. This unique home requires modernisation in parts but perfectly habitable. Equidistantly positioned for Crouch End Broadway and Hornsey station.

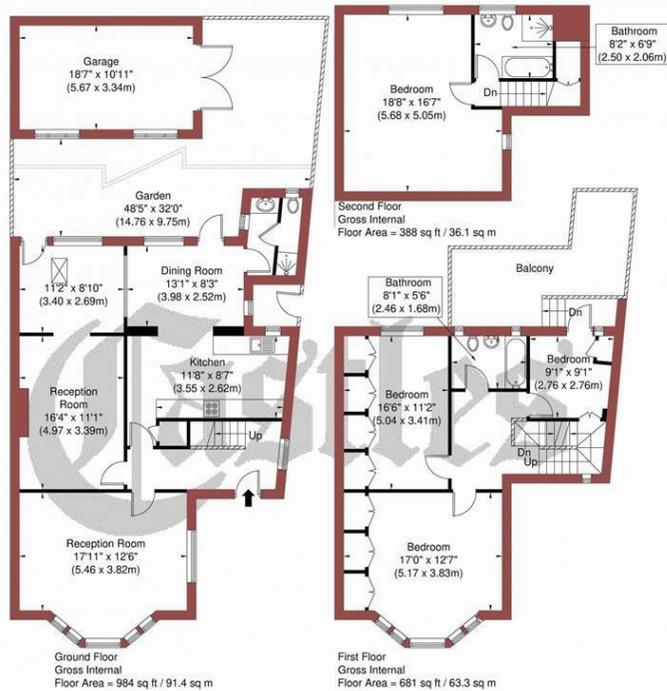
Local Authority: Haringey

Council Tax band: F





Approx. Gross Internal Area = 2053 sq ft / 190.8 sq m
 Garage = 203 sq ft / 18.9 sq m
 Total = 2257 sq ft / 209.7 sq m



House - End Terrace

Freehold

Council:

Council Tax Band: F

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Ref
 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary 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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 Crouch End
 London
 N8 8PR

OFFICE DETAILS

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 https://www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m²	A		
91-81kWh/m²	B		
81-69kWh/m²	C		
69-55kWh/m²	D		
55-54kWh/m²	E		
54-38kWh/m²	F		
38-15kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	