A bright, modern living room with a light grey wall and white ceiling. The room features a central fireplace with a marble surround and a large, square, textured mirror above it. To the left, there is a dining table with a wooden top and a vase of flowers. To the right, a large window with white shutters provides a view of a brick building. A blue sofa is partially visible in the foreground. The room is decorated with white shelves, a television on a white stand, and a modern chandelier.

Castles

ASKING PRICE

**£575,000**

**Nelson Road**

Crouch End, N8 9RU

Castles

## PROPERTY SUMMARY

Set on a popular residential turning off Weston Park, this beautifully presented two-bedroom, split-level period conversion occupies the first floor of a well-maintained period property. Lovingly cared for by the current owners, the home blends charming original features with a light and airy modern feel.

Ideally located just a short stroll from the vibrant Crouch End Broadway, and within catchment of the highly rated Weston Park and Rokesly Primary Schools (Ofsted-rated 'Outstanding'), the property offers a perfect setting for families and professionals alike.

The accommodation comprises a bright and spacious reception room, a well-appointed kitchen with direct access to a private balcony, and a stylish three-piece bathroom suite. Both bedrooms are generously sized, making the most of the natural light throughout.

A perfect opportunity to own a character-filled home in one of North London's most desirable neighbourhoods.

Local Authority: Haringey

Council Tax band: B

Lease: 992 years (999 years from 01/01/2018)

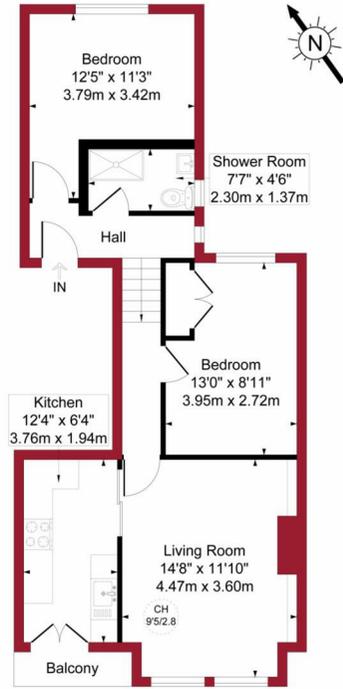
Current Service/Maintenance Charge: Not applicable

Ground Rent: Not applicable





Nelson Road, London, N8 Approximate Gross Internal Area = 595 sq ft / 55.2 sq m



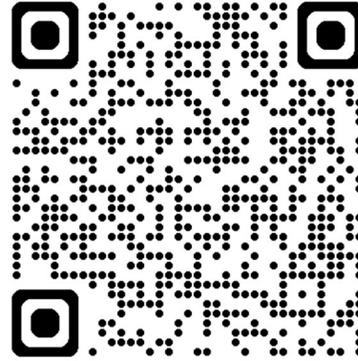
First Floor



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

Share of Freehold

**Council:** Haringey

**Council Tax Band:** C

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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London  
N8 8PR

**OFFICE DETAILS**

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<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	77
(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	