



Castles

ASKING PRICE

£890,000

Hurst Avenue

Crouch End, N6 5TW

Castles

PROPERTY SUMMARY

A beautifully modernised three-bedroom, maisonette with private own entrance and off-street parking, set within an imposing corner period home on this sought-after Avenue, equidistant between Crouch End and Highgate.

The ground floor features open-planned living with hardwood flooring and a bespoke Craftworks kitchen, complete with brand new appliances from Liebherr, AEG, and Bosch. Cafe-style shutters provide privacy while allowing light to filter through, with greenery visible from every window. The living space opens directly onto a landscaped courtyard garden with porcelain tiles for seamless indoor/outdoor living, framed by a Beth Chatto-inspired gravel border.

Upstairs, natural light floods the space, with tranquil views over the open green playing fields. The principal bedroom is both spacious and cosy, making the upper floor a perfect retreat. Benefitting from shower room and bathroom.

Planning permission has been granted for a beautifully designed 12m² garden room, offering flexible additional space. Ideally located just under 10 minutes' walk to Highgate tube station and only 5 minutes from the Parkland Walk, this home combines convenience, design, and calm green surroundings.

Lease term: 101 years remaining/unexpired. 125 years from 25th June 2001

Current Service/Maintenance Charge:/Building Insurance: £1,200.00 per annum

Ground Rent: £250.00 per annum

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

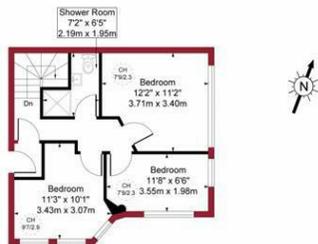
Local Authority: Haringey

Council Tax band: D





Hurst Avenue, London, N6 Approximate Gross Internal Area = 862 sq ft / 80.0 sq m



First Floor
Gross Internal
Floor Area 431 sq ft / 40.0 sq m



Ground Floor
Gross Internal
Floor Area 431 sq ft / 40.0 sq m



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



Maisonette

Leasehold

Council:

Council Tax Band: D

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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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	