

Castles

ASKING PRICE

£600,000

Tottenham Lane

Crouch End, N8 9FD



## PROPERTY SUMMARY

\*779 sqft/72.4 sqm\* \*1 Bedroom + Study\*

\*Help to Buy Available\*

A stunning collection of 26 brand new immaculately created private apartments on the door step of North London's premier urban Village. All apartments benefit from the essentials of modern day practical living and are considerate to our environment, including MVHR system and an EPC A/B rating.

Further comprising underfloor heating, German fully fitted kitchens with Quooker tap and Bosch appliances, luxury bathrooms with Villeroy & Bosch sanitary ware and Hansgrohe taps, acoustic glazing, 54mm thick individually coloured front doors, open planned kitchen receptions onto terraces/winter gardens.

Incorporating a unique and impressive Altrium, offering additional light to each floor. In addition, a secure external cycle store and free 2 years Zip car membership with £50 credit.

The building includes a 10 year building structural warranty, 999 years lease with no ground rent.

A distinctive development.

Contact us for our forthcoming Open Day.

Nb. images shown are of show apartment and external CGI's.





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



## Apartment Type E

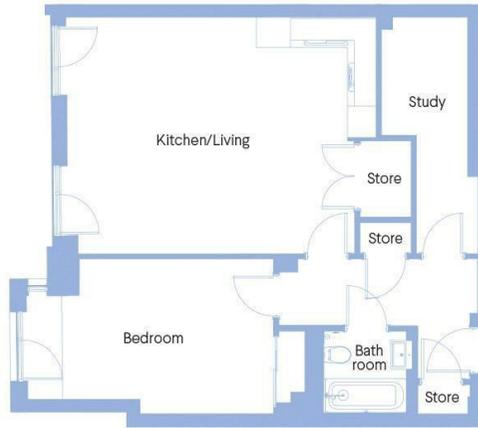
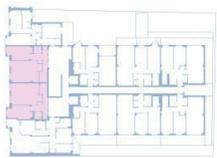
One bedroom - study/ 791 sqft\*

Apartment No: 2, 3 (handed), 12

**Kitchen/Living**  
6.55m x 4.98m 21'6" x 16'4"

**Bedroom**  
5.31m x 3.18m 17'5" x 10'5"

\*Apartment 2 total = 779 sqft.  
Apartment 12 total = 780 sqft



First Floor (Flats 2 & 3), Second Floor (Flat 12)

Apartment - First Floor

Leasehold

**Council:**

**Council Tax Band:** New Build

**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

12 Topsfield Parade  
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			
(92-100) A			
(81-91) B			
(69-80) C			
(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	