



Castles

ASKING PRICE

£475,000

Park Road

Crouch End, N8 8SW

Castles



PROPERTY SUMMARY

Situated on the top floor of this attractive block is this beautifully presented two-bedroom purpose built flat. Ideally located within a short stroll of Crouch End's vibrant Broadway with its array of independent retailers and eateries and falling within the catchment of the highly Ofsted-rated Coleridge Primary school.

This light and airy apartment further comprises reception, separate kitchen and family bathroom whilst benefitting from access to well-maintained communal garden. Transport is provided by a plethora of local bus routes to Finsbury Park and the City coupled with nearby stations of Hornsey, Crouch Hill and Highgate Tube Station (Northern Line).

Lease: 180 years remaining (189 years from 11 July 2016)

Current Service/Maintenance Charge: £169.04 per calendar month

Ground Rent: Peppercorn

Nb. The Service Charge, Ground Rent and Share of Freehold information stated has been confirmed by our vendor
Local Authority: Haringey

Council Tax band: D



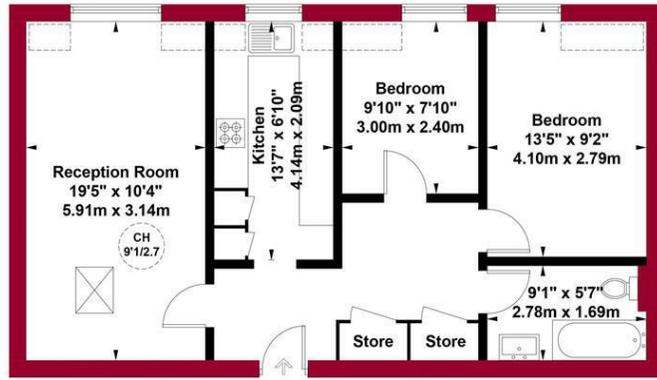


Coulsden Court, N8 **Approximate Gross Internal Area = 693 sq ft / 64.4 sq m**

Restricted Height = 29 sq ft / 2.7 sq m



 = Reduced headroom below 1.5m / 5'0"



Third Floor



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.



A guide to the area

AREA GUIDE TEXT



Flat

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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<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (ph1)	A		
81 (ph1)	B		
69 (ph)	C		
55 (ph)	D		
39 (ph)	E		
21 (ph)	F		
1 (ph)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	