

Castles



ASKING PRICE

£500,000

Nelson Road

Crouch End, N8 9RX

Castles

## PROPERTY SUMMARY

Set on a popular residential turning off Weston Park is this beautifully presented, one-bedroom, split-level, period conversion occupying the first floor of a well-maintained period property. The home blends charming original features with a light and airy modern feel. Ideally located within walking distance from the vibrant Crouch End Broadway, and within the catchment of the highly rated Weston Park and Rokesly Primary Schools (Ofsted-rated 'Outstanding').

The accommodation further comprises a bright and spacious open-plan kitchen/reception room, and a modern three-piece bathroom suite with underfloor heating. Benefiting from a usable loft room currently used as a second bedroom and accessed via traditional spiral staircase. A perfect opportunity to own a character-filled home in one of North London's most desirable neighbourhoods.

Lease: 947 years – Expiry 23/6/2973

Current Service/Maintenance Charge: Not applicable

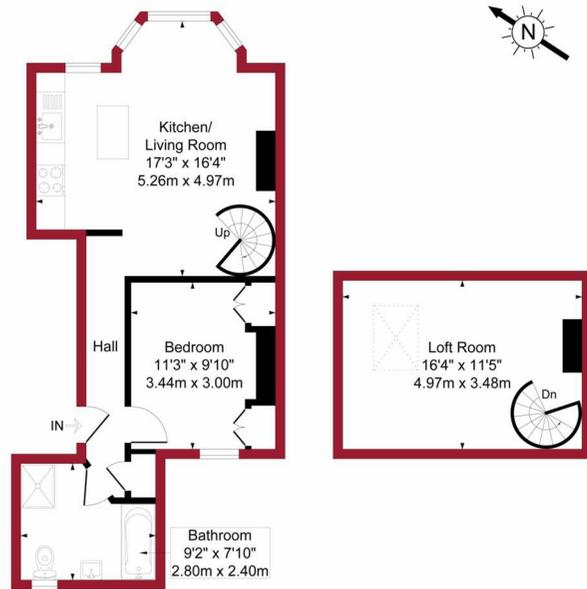
Ground Rent: Peppercorn





Nelson Road, London, N8

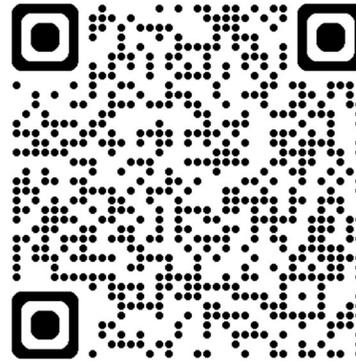
Approximate Gross Internal Area = 652 sq ft / 60.4 sq m



First Floor  
Gross Internal  
Floor Area 466 sq ft / 43.2 sq m

Second Floor  
Gross Internal  
Floor Area 186 sq ft / 17.2 sq m

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



Flat - First Floor

Leasehold - Share of Freehold

**Council: B**

**Council Tax Band: Haringey**



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.



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		65	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	