



Castles

ASKING PRICE

£390,000

Ferme Park Road

London, N8 9SA

Castles

PROPERTY SUMMARY

Accessed via its own front door is this beautifully presented one-bedroom, ground floor conversion. Ideally located on the popular Ferme Park Road within a short walk of Crouch End's vibrant Broadway known for its selection of independent shops, cafés, and restaurants.

Excellent transport links are nearby, including Hornsey mainline station and a wide range of local bus routes.

Further comprising a bright reception, separate kitchen and direct access from the bedroom to a raised patio garden.

Lease: 125 years from 24 June 1990
Current Service/Maintenance Charge:
Not applicable
Ground Rent: Not applicable





Approx Gross Internal Area = 38.1 sq m / 410 sq ft



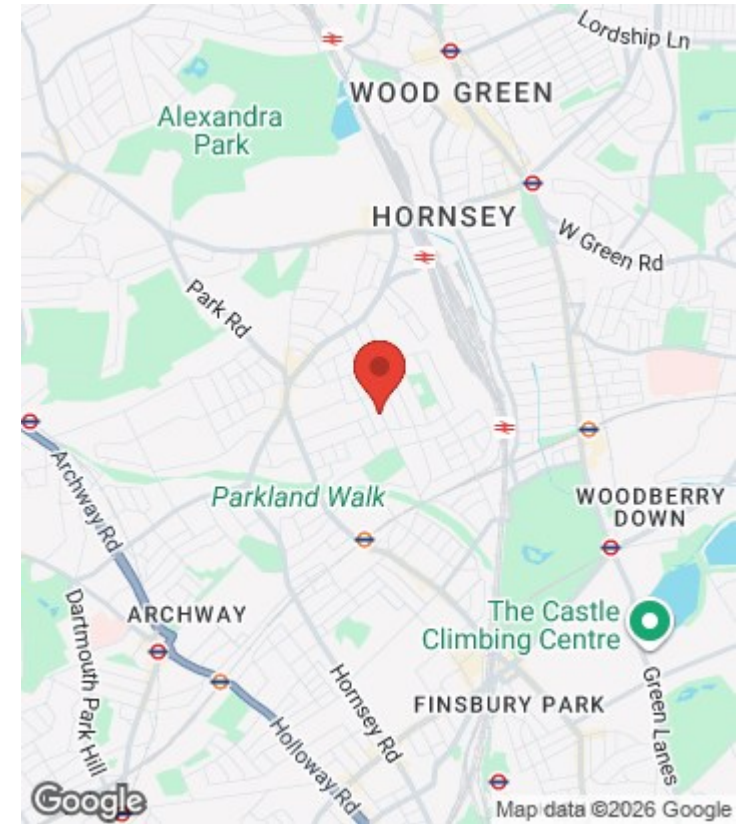
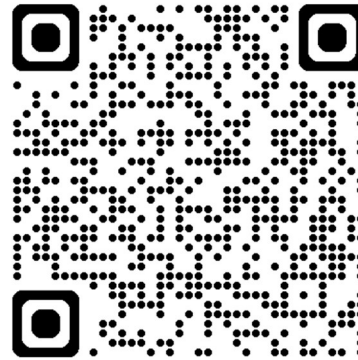
Ground Floor
Gross Internal
Floor Area 38.1 sq m / 410 sq ft

Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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For a guide to the area
please scan this code for
more information



Flat - Ground Floor

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



OFFICE ADDRESS

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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		69	76
(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	