



# Castles

ASKING PRICE

£420,000

Fairfield Road

Crouch End, N8 9HG

# Castles

## PROPERTY SUMMARY

A charming and well-presented one-bedroom garden conversion with its own private entrance, offered chain-free for a smooth purchase.

The property features a modern three-piece shower room, open-plan kitchen/reception area that opens directly onto an exceptionally spacious and tranquil private rear garden—perfect for relaxing or entertaining.

Ideally located on a highly sought-after residential street, just a short stroll from Crouch End's historic Broadway, with its wide range of shops, cafés, and restaurants, as well as excellent transport links providing easy access to the City and West End.

Lease: 94 years unexpired (125 years from 25/6/1995)

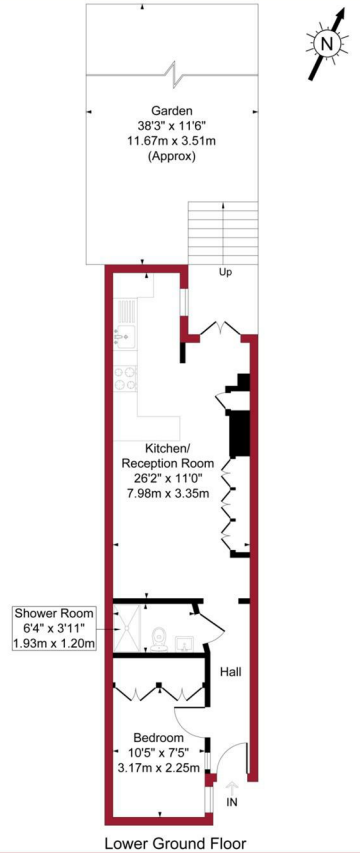
Current Service/Maintenance Charge: Not applicable (Sinking Fund = £16.50 per calendar month)

Ground Rent: £50.00 per annum





Fairfield Road, Crouch End, N8      Approximate Gross Internal Area = 437 sq ft / 40.5 sq m



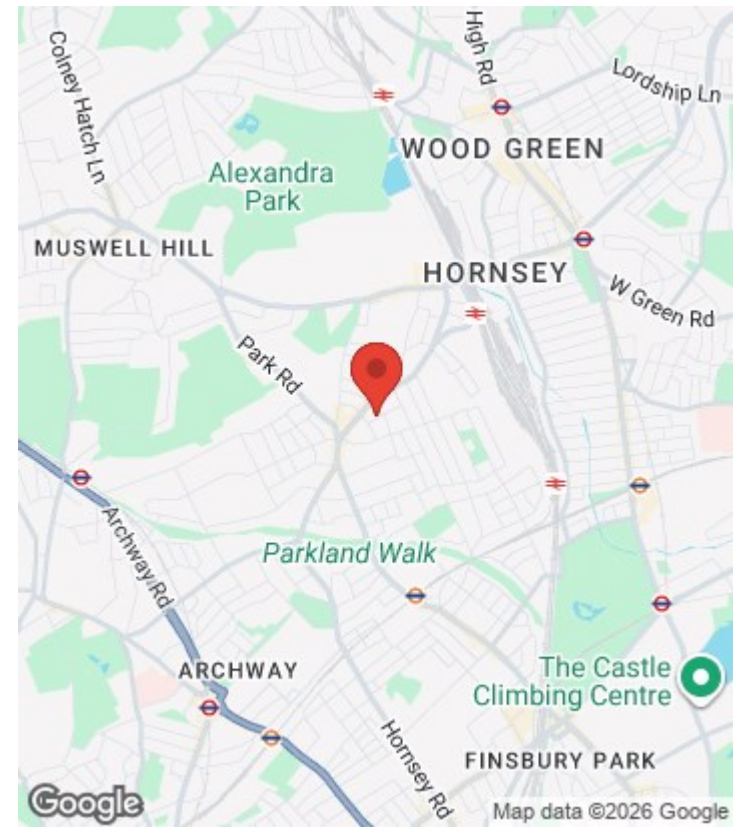
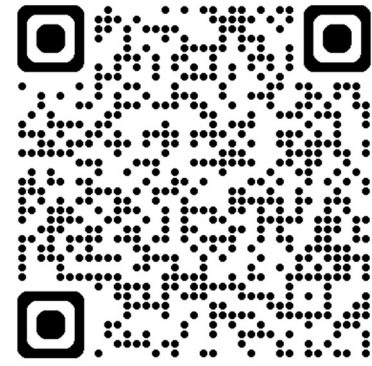
Lower Ground Floor



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



Flat - Garden  
 Leasehold  
**Council:** Haringey  
**Council Tax Band:** B

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



<p><b>OFFICE ADDRESS</b>                  12 Topsfield Parade                  Crouch End                  London                  N8 8PR</p>	<p><b>OFFICE DETAILS</b>                  020 8348 5515                  crouchend@castles.london                  https://www.castles.london</p>	<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4"><small>Very energy efficient - lower running costs</small></td> </tr> <tr> <td>102-91n1</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>91-81</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>80-69</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>69-55</td> <td>D</td> <td>61</td> <td>74</td> </tr> <tr> <td>54-50</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>49-44</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>39-34</td> <td>G</td> <td></td> <td></td> </tr> <tr> <td colspan="4"><small>Not energy efficient - higher running costs</small></td> </tr> <tr> <td colspan="4">England &amp; Wales</td> </tr> <tr> <td colspan="4">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	<small>Very energy efficient - lower running costs</small>				102-91n1	A			91-81	B			80-69	C			69-55	D	61	74	54-50	E			49-44	F			39-34	G			<small>Not energy efficient - higher running costs</small>				England & Wales				EU Directive 2002/91/EC			
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