



Castles



ASKING PRICE

£875,000

Inderwick Road

Crouch End, N8 9JY

Castles

## PROPERTY SUMMARY

### A Stunning 3-Bedroom Split-Level Period Conversion with Private Roof Terrace

Occupying the upper floors of an attractive period residence on a charming tree-lined, residential turning, is this beautifully renovated, three-bedroom home just moments from Stationers Park and within easy reach of Crouch End Broadway. The property also benefits from excellent transport links to both the City and the West End.

Having undergone extensive refurbishment, the home offers a superb balance of contemporary style and period character. Generously proportioned throughout, the accommodation comprises a spacious open-plan kitchen/reception area, a family bathroom, en-suite to the principal bedroom, and a private rear roof terrace - perfect for outdoor entertaining or quiet relaxation.

An exceptional opportunity to acquire a stylish and versatile home in one of North London's most desirable locations.

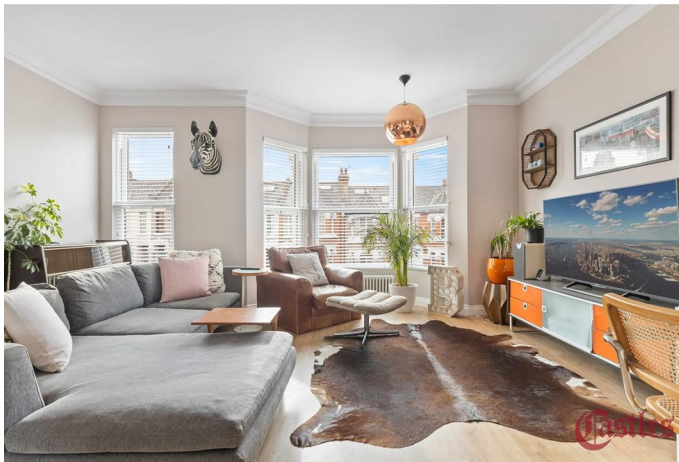
Lease: 999 years from 12/1/2024

Service charge/Building Insurance contribution:

£500 approximately Per Annum

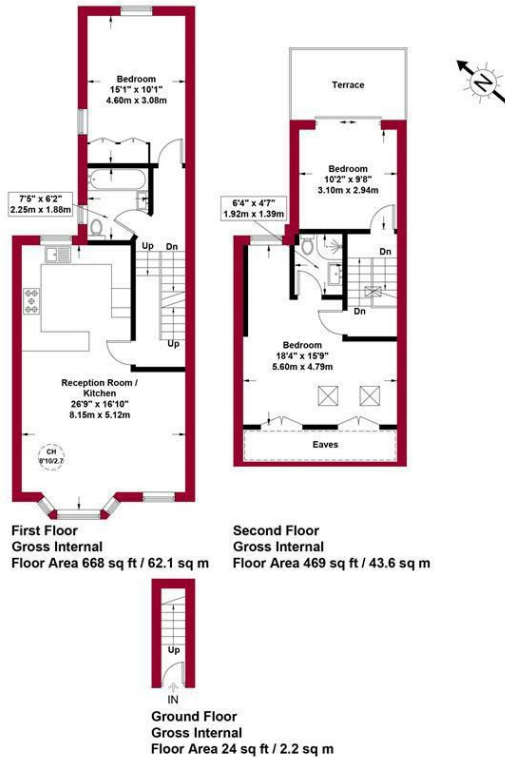
Ground Rent: Not applicable



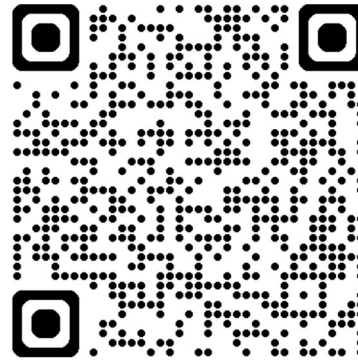


**Inderwick Road, N8** Approximate Gross Internal Area = 1163 sq ft / 108.1 sq m

Restricted Height = 52 sq ft / 4.8 sq m



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



Flat  
Share of Freehold  
**Council:**  
**Council Tax Band: C**



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.



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			
102-150 kWh/m <sup>2</sup> A			
81-101 kWh/m <sup>2</sup> B			
61-80 kWh/m <sup>2</sup> C		77	81
41-60 kWh/m <sup>2</sup> D			
21-40 kWh/m <sup>2</sup> E			
1-20 kWh/m <sup>2</sup> F			
0-10 kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	