

# Castles

ASKING PRICE

£375,000

Hampden Road

London, N8 0EH



## PROPERTY SUMMARY

Castles are delighted to offer this beautifully presented one-bedroom, purpose built flat. Set on the fifth floor of this modern, gated development offering views across the London Skyline.

Ideally located on the doorstep of Hornsey overground station and within walking distance to both Green Lanes and Crouch End Broadway offering a variety of independent retailers and eateries.

The property further comprises open-planned kitchen/reception, three piece bathroom suite, substantial storage cupboard and built in wardrobes whilst further benefitting from private easterly-facing balcony.

The property is offered with no onward chain.

Lease: 242 years remaining (250 years from 19/12/2019)

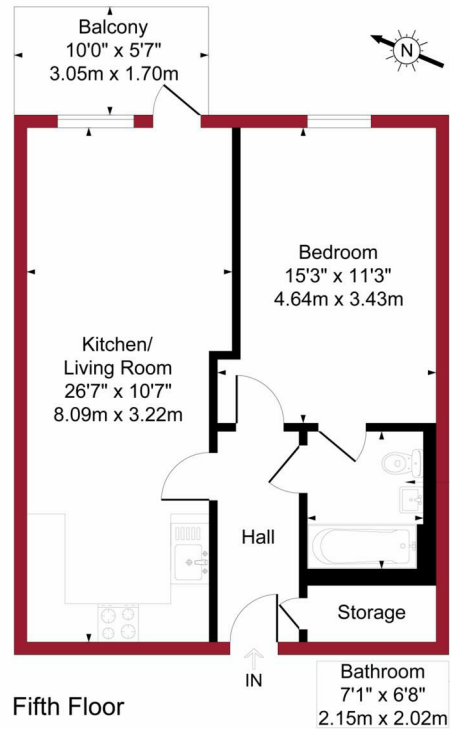
Current Service/Maintenance Charge: £2150.00

Ground Rent: £466.00 per annum





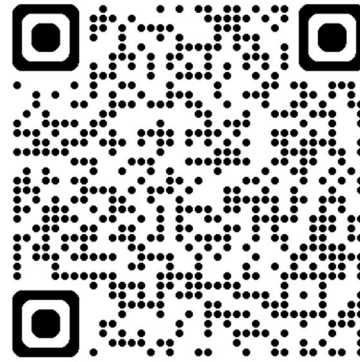
Altitude Point, Hampden Road, London, N8      Approximate Gross Internal Area = 558 sq ft / 51.8 sq m



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

Leasehold

**Council:** Haringey

**Council Tax Band:** C

**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

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		85	85
(69-80) C			
(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	