

Castles



ASKING PRICE

£750,000

Ribblesdale Road

Crouch End, N8 7EP

Castles

PROPERTY SUMMARY

Set on a quiet residential turning, this beautifully presented garden conversion offers a wonderful blend of period charm and modern living. Ideally located within walking distance of Crouch End Broadway, with its vibrant selection of shops, cafés, and restaurants, and close to Hornsey Railway Station, providing convenient access to The City and beyond.

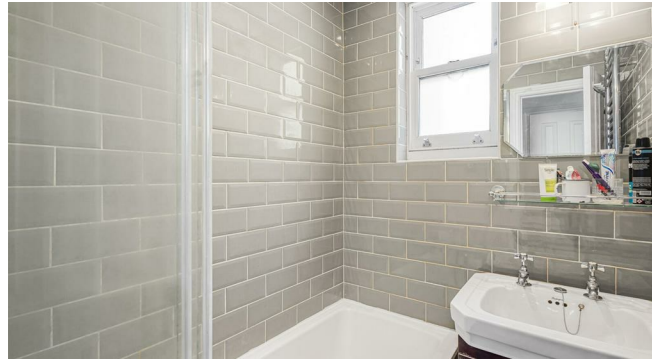
The accommodation comprises two generously sized bedrooms, a family bathroom, a separate WC, and a bright living room that flows seamlessly into a spacious kitchen/dining room. The property further benefits from access to a cellar, offering excellent storage space, and a beautifully maintained private rear garden.

Filled with natural light and offering a wonderful sense of space throughout, this attractive home retains a wealth of charming period features, creating a warm and inviting living environment.

Lease: 999 years from 03/06/1988 – 961 years remaining

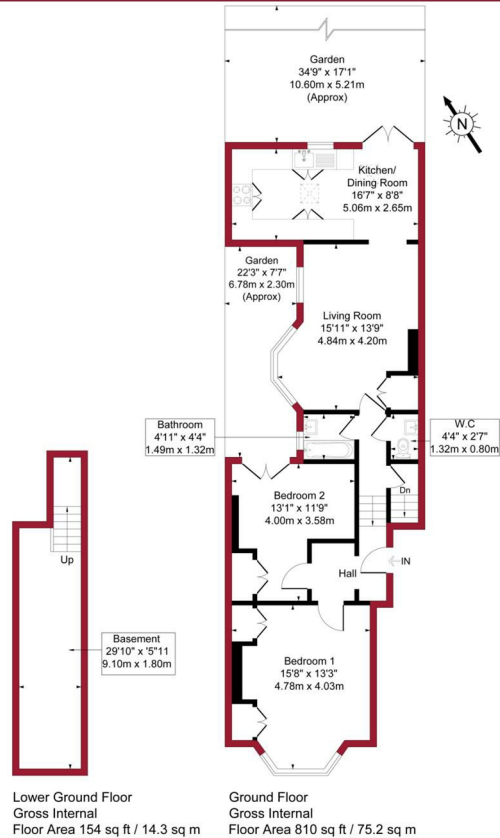
Current Service/Maintenance Charge: Arranged as required and shared between leaseholders

Ground Rent: Not applicable





Ribblesdale Road, Crouch End, N8 Approximate Gross Internal Area = 964 sq ft / 89.5 sq m



Lower Ground Floor
Gross Internal
Floor Area 154 sq ft / 14.3 sq m

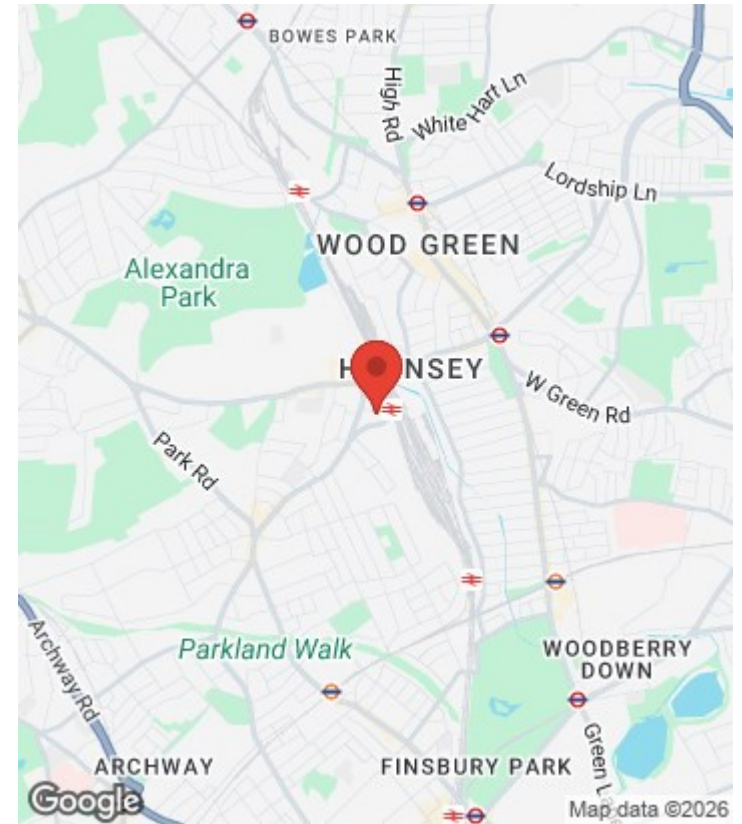
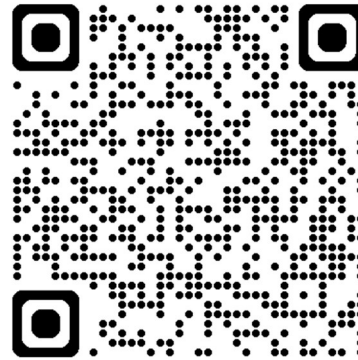
Ground Floor
Gross Internal
Floor Area 810 sq ft / 75.2 sq m



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

Share of Freehold

Council: Haringey

Council Tax Band: D

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



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