



Castles

ASKING PRICE

£650,000

Coleridge Road

Crouch End, N8 8ED

Castles

## PROPERTY SUMMARY

Set within this impressive end of terrace, period residence is this bright and spacious, two bedroom converted flat. Positioned on the top floor and located on a prime turning on the Highgate side of Crouch End within a short stroll of the vibrant Broadway.

Further comprising open-planned kitchen reception, four-piece bathroom suite and ample eaves storage whilst benefitting from generous, own section of rear garden. Falling in the catchment area for the highly rated Coleridge Primary School and will be sold on a chain free basis.

Lease: 986 years remaining (999 years from 22 June 2012)

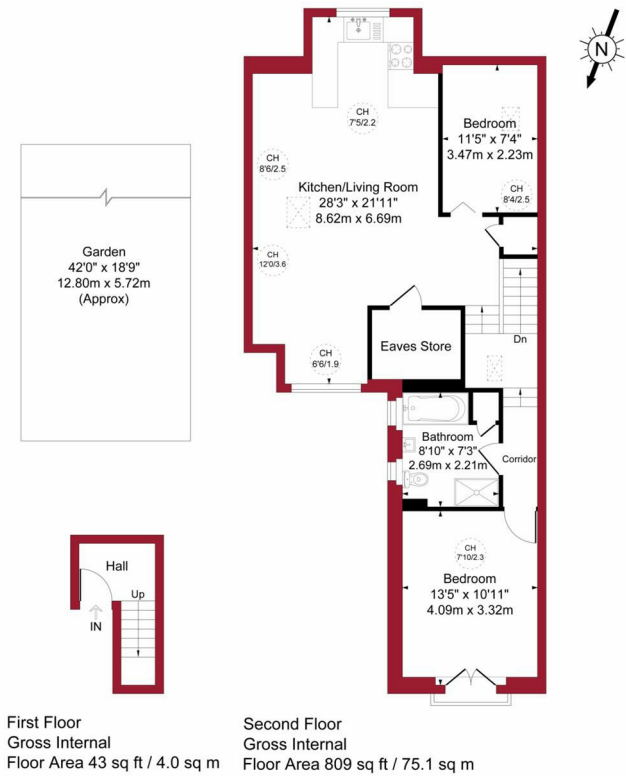
Current Service/Maintenance Charge: Not applicable

Ground Rent: Not applicable

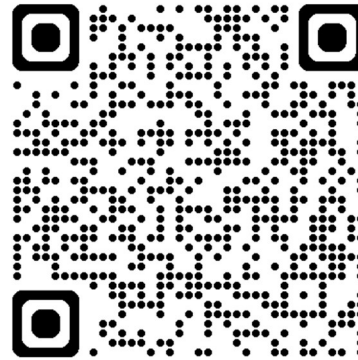




Coleridge Road, London, N8 Approximate Gross Internal Area = 852 sq ft / 79.1 sq m



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



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



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.



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 (ph1)	A		
61 (ph1)	B		
49 (ph1)	C	70	74
35 (ph1)	D		
24 (ph1)	E		
13 (ph1)	F		
1 (ph1)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	