

A photograph of a well-maintained garden. In the foreground, there is a large stone patio made of rectangular slabs. To the left, a wooden pergola is partially covered with green foliage. The garden is filled with various plants, including a large weeping willow tree on the right, a tall birch tree in the center, and a dense hedge in the background. A wooden fence is visible behind the hedge. The sky is clear and blue.

Castles

ASKING PRICE

£995,000

Coolhurst Road

London, N8 8EL

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PROPERTY SUMMARY

A beautifully presented three-bedroom garden conversion set within an attractive period building on one of the area's most sought-after roads, on the Highgate periphery.

This well-proportioned home features a spacious open-plan kitchen and reception area, designed for both comfortable living and entertaining. The principal bedroom benefits from an en-suite, while a stylish family bathroom offers dual access. Additional highlights include a utility area and a versatile garden outbuilding, ideal for home working or leisure.

The property is thoughtfully laid out, combining character with functionality, and enjoys direct access to own private garden.

Ideally located within easy walking distance of the vibrant amenities of Crouch End Broadway, well-regarded schools including Coleridge, Coolhurst Tennis & Squash Club, and Highgate Underground station.

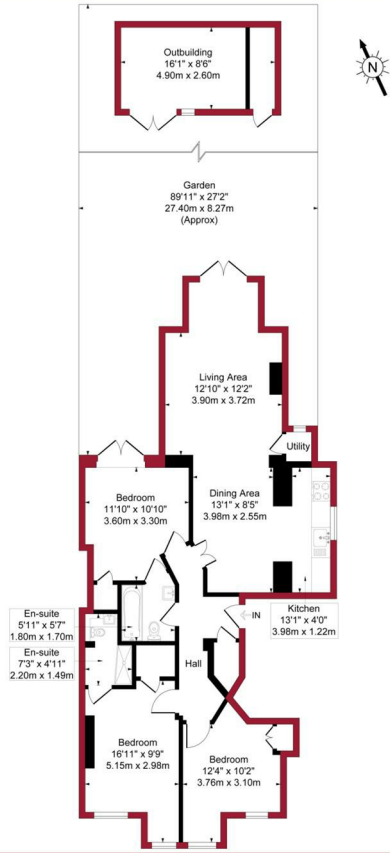
Offered with no onward chain.

Lease: 92 years unexpired - 125 years from 24/6/1993
Current Service/Maintenance Charge: Approximate £1,000.00 per flat - most recent cost £1,066.00 per annum including Building Insurance
Ground Rent: Not applicable





Coolhurst Road, London, N8 Approximate Gross Internal Area = 1121 sq ft / 104.1 sq m

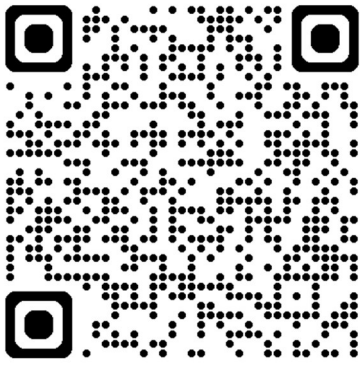


PINK PLAN

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.

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



Flat - Ground Floor
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



<p>OFFICE ADDRESS 12 Topsfield Parade Crouch End London N8 8PR</p>	<p>OFFICE DETAILS 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">Very energy efficient - lower running costs</td> </tr> <tr> <td>102-91m</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>55-48</td> <td>D</td> <td>56</td> <td>71</td> </tr> <tr> <td>39-34</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td colspan="2">England & Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs				102-91m	A			91-81	B			80-69	C			55-48	D	56	71	39-34	E			21-38	F			1-20	G			Not energy efficient - higher running costs				England & Wales		EU Directive 2002/91/EC	
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