

# Castles

ASKING PRICE

£800,000

Uplands Road

London, N8 9NN



## PROPERTY SUMMARY

Set on the ground floor of an attractive period residence, this beautifully presented two-bedroom conversion offers both charm and practicality. Positioned on a quiet residential street, the property is just a short stroll from Haringay mainline station, providing easy access into the City and beyond, while also being within walking distance of Crouch End's vibrant and iconic Broadway.

The accommodation comprises a bright and spacious reception room leading into a delightful conservatory, a modern custom built kitchen, and a stylish three-piece bathroom suite. The property is flooded with natural light throughout, creating a warm and inviting atmosphere.

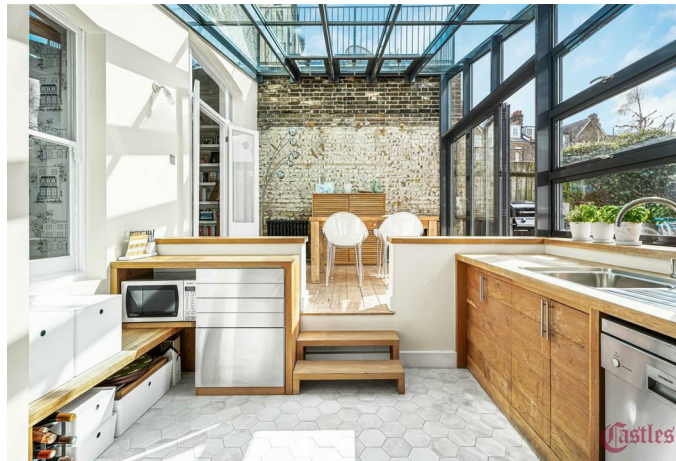
Further benefits include a large cellar, ideal for storage, own front garden and a private south-west facing garden incorporating decked area -perfect for relaxing or entertaining.

Lease: 102 years remaining (125 years from 12/3/2003)

Current Service/Maintenance Charge: Ad-hoc

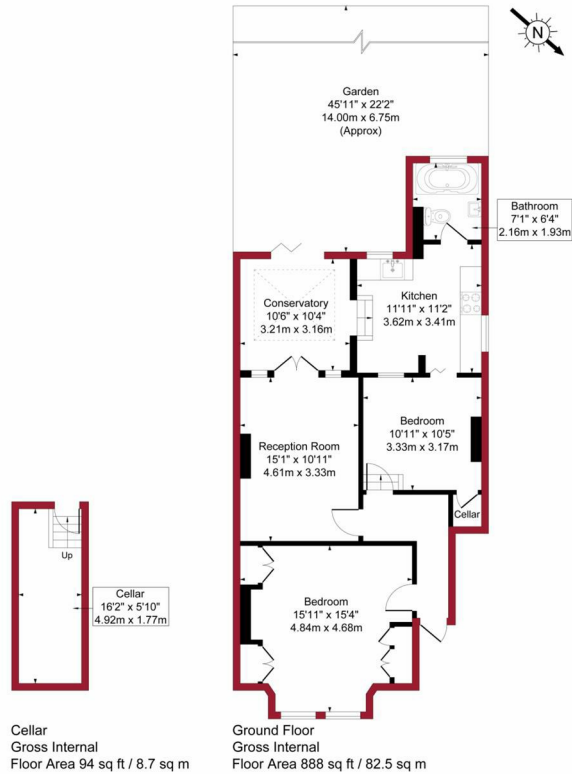
Ground Rent: Peppercorn





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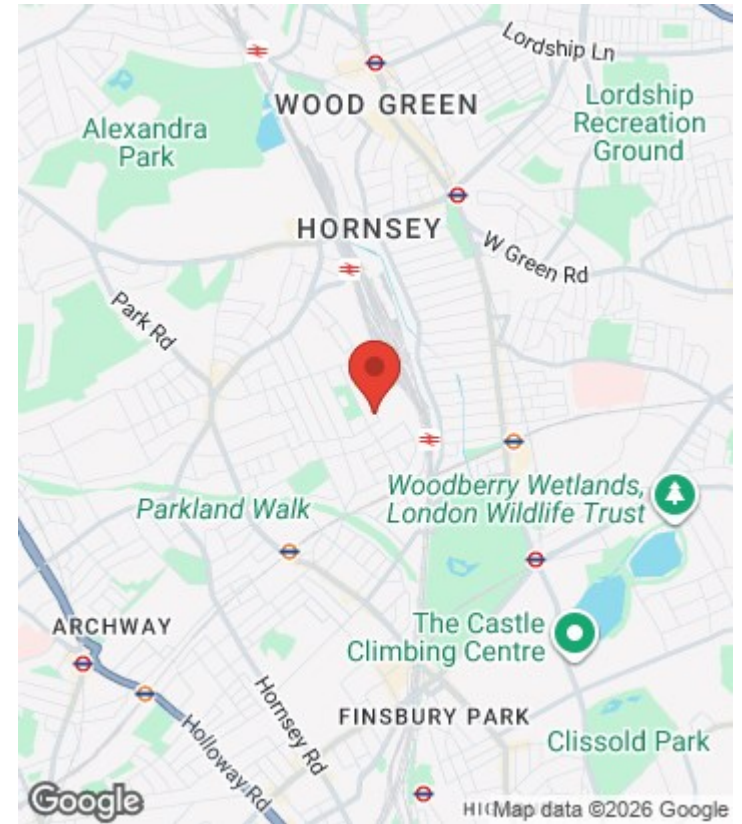
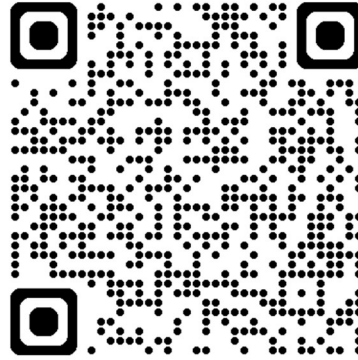
Approximate Gross Internal Area = 982 sq ft / 91.2 sq m  
(Including Cellar)



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 - Garden

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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