



Castles

ASKING PRICE

£385,000

Church Lane

Crouch End, N8 7BT

Castles

PROPERTY SUMMARY

Positioned on the lower ground floor of this period residence is this spacious, one-bedroom converted flat. Accessed via own front door and further comprising generous reception, separate kitchen, shower room and bedroom leading onto private courtyard.

Ideally located within walking distance of Crouch End's vibrant Broadway and Hornsey Overground station providing a fast and efficient commute to the City.

The property will be sold on a chain free basis.

Lease: 999 years from 5 March 1986

Current Service/Maintenance Charge: £100 per month

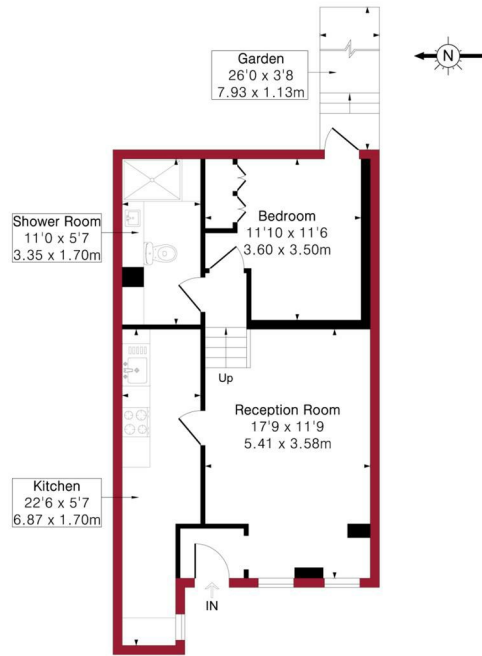
Ground Rent: Not applicable





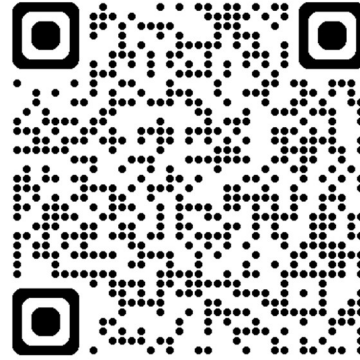
Church Lane, London, N8

Approximate Gross Internal Area = 546 sq ft / 50.7 sq m



Lower Ground Floor

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			
(92-101) A			
(81-91) B			
(69-80) C		73	78
(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	