



Castles

ASKING PRICE

£350,000

Coolhurst Road

Crouch End, N8 8EU

Castles

## PROPERTY SUMMARY

An exceptionally bright and well presented, one-bedroom conversion occupying the first-floor of an imposing period residence. The property has been well maintained by the current owners and offers light in abundance with neutral and internal detailing throughout. Further comprising separate kitchen, reception room with views over the London skyline and bathroom.

Ideally positioned on a much sought-after road on the Highgate periphery within moments' walk to Coolhurst Tennis and Squash club, Crouch End Broadway and en-route to Highgate Tube station (Northern Line).

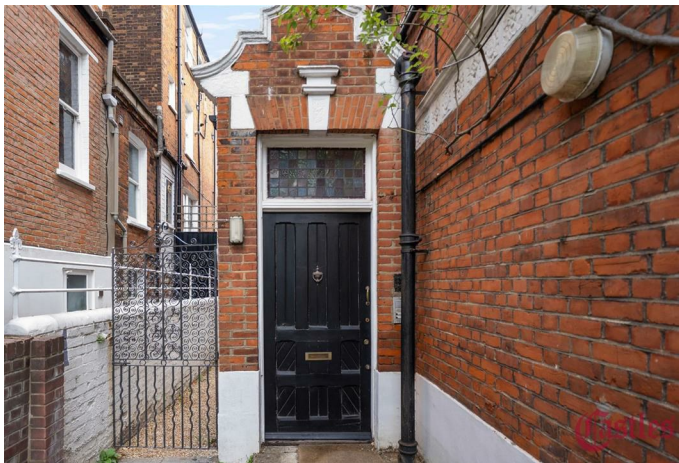
The property will be sold on a chain free basis.

Lease: 189 years from 23/08/1988

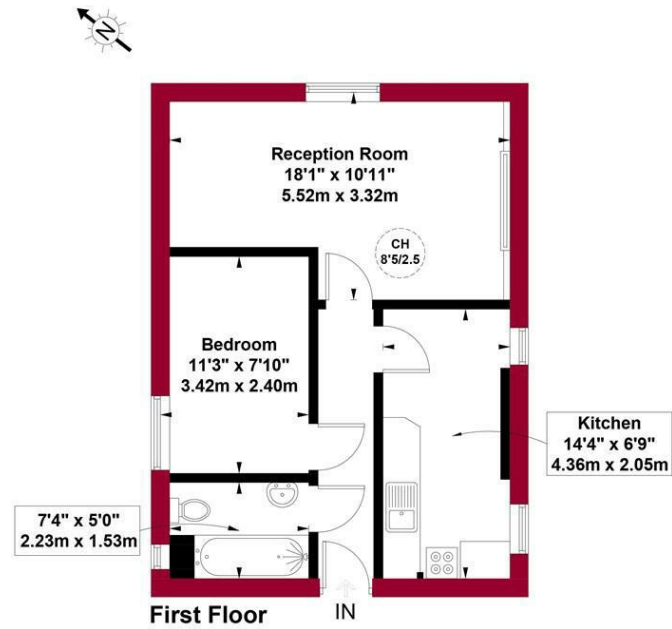
Current Service/Maintenance Charge: Ad-hoc as required

Ground Rent: Peppercorn

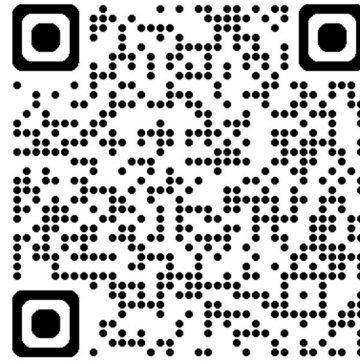




Coolhurst Road, N8 Approximate Gross Internal Area = 457 sq ft / 42.5 sq m



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



Flat - First Floor

Leasehold

**Council:**

**Council Tax Band:** B

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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>

