ASKING PRICE

£750,000 Leasehold
Farnfield Close

London, N8 9FG

PROPERTY SUMMARY

Occupying a prominent position in Crouch End's finest development is this beautifully presented two-bedroom, luxury apartment. Set in the very heart of Crouch End behind the iconic Hornsey Town Hall. Located on the second floor with a southerly-facing balcony. Further comprising open-planned kitchen reception onto private balcony, family bathroom and additional shower room.

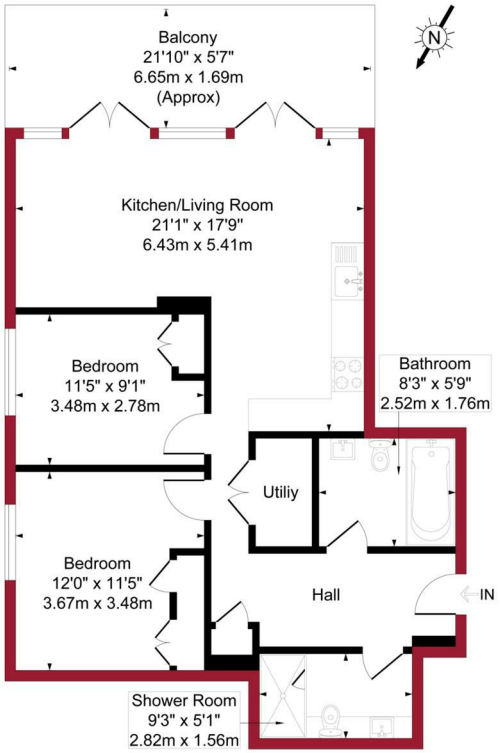
This prestigious apartment incorporates the very best of modern design whilst incorporating the Art-Deco design of the restored Town Hall featuring Chevron wooden flooring, Terrazo inspired surfaces and Art-Deco style bathrooms.

Crouch End provides an array of fantastic eateries and independent retailers whilst providing an effective commute to the City and West End via a multitude of local bus routes and nearby Finsbury Park, Highgate and Archway tube stations.

Lease: 125 years from 26/02/2023 – 122 years unexpired
Service charge & building insurance: £2448.25 Half yearly
Ground Rent: Not applicable

2 2 1 B

Farnfield Close, London, N8 **Approximate Gross Internal Area** = 793 sq ft / 73.6 sq m



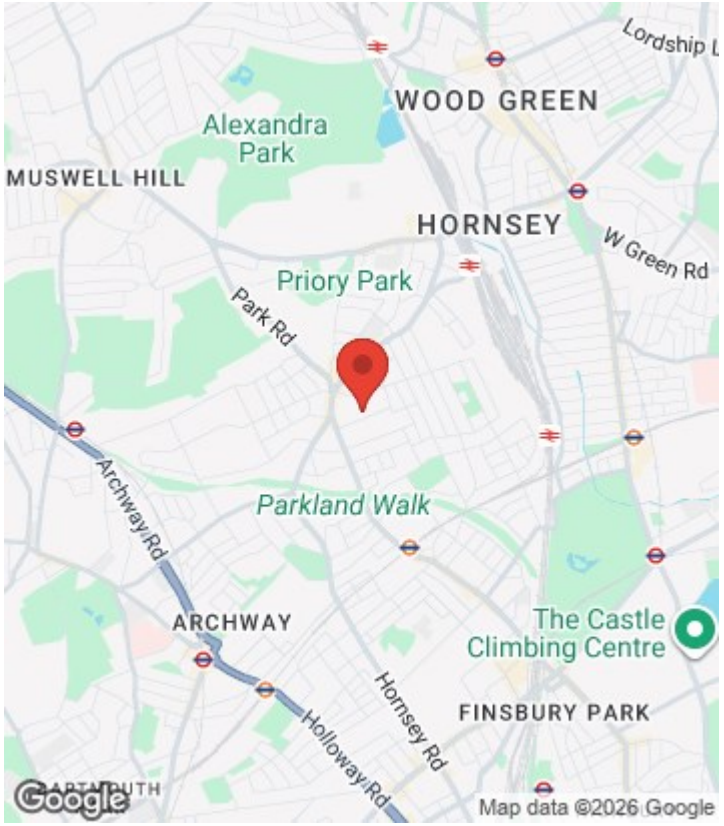
Second Floor

PINKPLAN

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.

Castles

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



Flat - Second Floor

Leasehold

Council: HaringeyHaringey

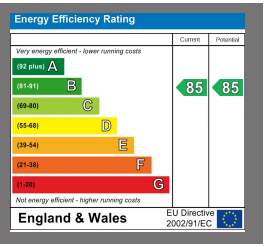
Council Tax Band: E

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

Castles LONDON

OFFICE ADDRESS

12 Topsfield Parade
Crouch End
London
N8 8PR

OFFICE DETAILS

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