ASKING PRICE

£350,000

Coolhurst Road

Crouch End, N8 8EU

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

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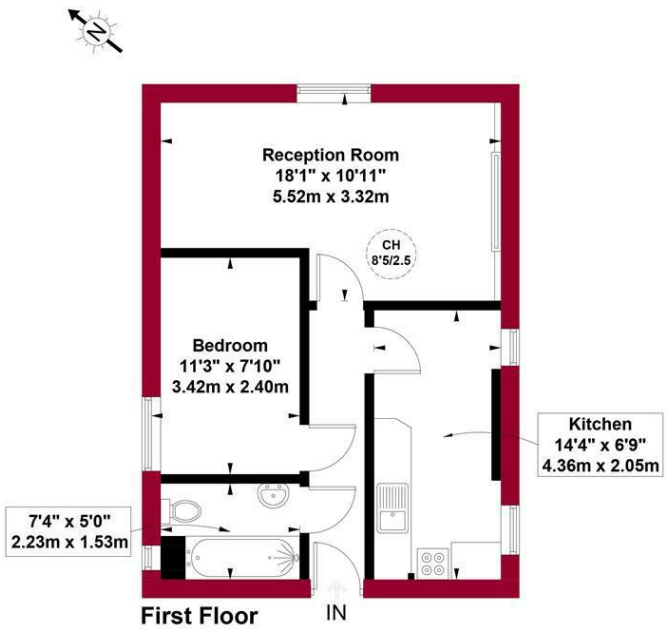
Coolhurst Road, N8 **Approximate Gross Internal Area** = 457 sq ft / 42.5 sq m



RICS Certified Property Measurer

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.

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

Flat - First Floor

Leasehold

Council: Haringey

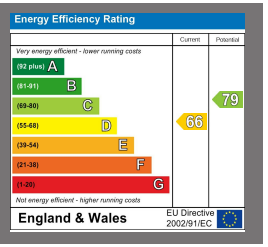
Council Tax Band: B

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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