GUIDE PRICE

£825,000

Berkeley House

Crouch End, N8 9FD

PROPERTY SUMMARY

952 sqft/88.4 sqm 2 Bedrooms, 2 Bathrooms with Large Terrace*

A stunning first-floor private apartment set on the doorstep of North London's premier urban village. Designed for modern, practical living with strong environmental credentials, the property benefits from an MVHR system and an impressive EPC A rating, all within an exclusive boutique development featuring a unique and impressive Atrium, offering additional light to each floor.

The apartment further comprises underfloor heating throughout, a German fully fitted kitchen with integrated Bosch appliances, and a luxury bathroom and en-suite fitted with Villeroy & Bosch sanitary ware and Hansgrohe taps. Additional features include acoustic glazing and a substantial 54mm thick front door, enhancing comfort and security.

The open-plan kitchen/reception room opens directly onto a large 264 sq ft private terrace, which is tranquil, south-west facing, and ideal for outdoor entertaining. This home is widely regarded as the best two-bedroom apartment within the development, owing to its generous size and enviable position, with no neighbouring properties to the side or above the kitchen/living area.

The building benefits from a 10-year structural warranty and a 999-year lease from 2022, with no ground rent.

Early viewing is highly recommended.

Current Service/Maintenance Charge: £1,736.41 half yearly
Ground Rent: Peppercorn

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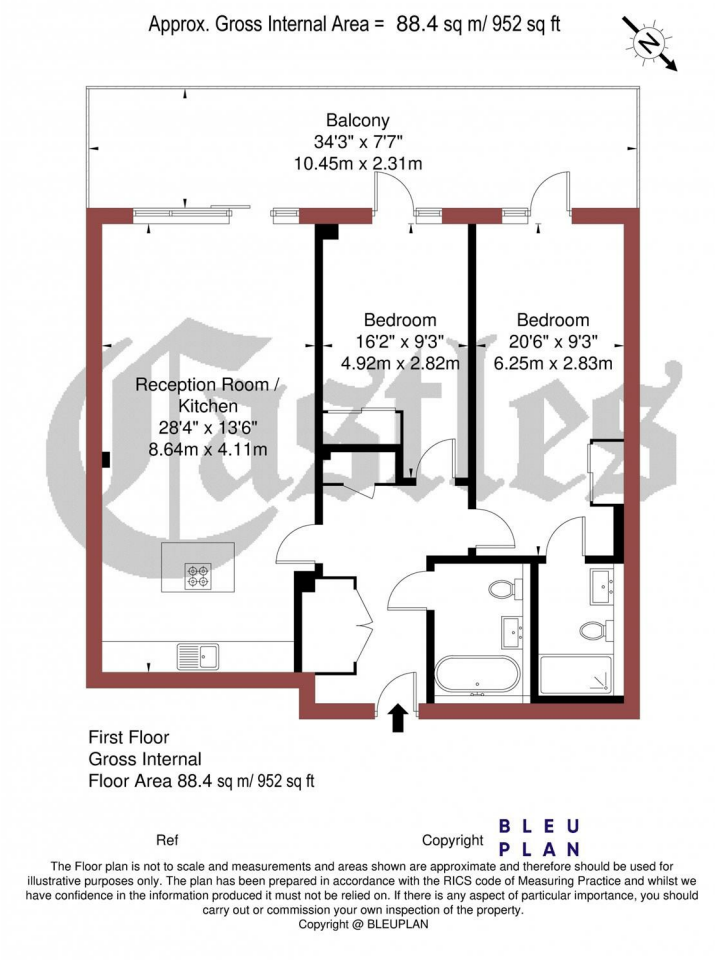

For a guide to the area please scan this code for more information

Flat

Leasehold

Council: Haringey

Council Tax Band: F

Lease Remaining: 995 years

Service Charge: £1,736.41 half yearly

Ground Rent: Peppercorn

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

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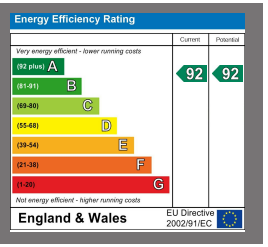
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