



Warltersville Road, N19

£345,000

Leasehold

Castles



Waltersville Road, N19

An exceptionally well-proportioned and immaculately presented, one-bedroom apartment situated on the top floor in this purpose-built block. The property offers space and light in abundance with sleek, neutral internal detailing throughout, including wooden flooring. Further comprising generous open plan kitchen/reception and modern shower room.

Ideally positioned within prime, tranquil surroundings and within a short walk of Crouch End Broadway and Stroud Green Road with an array of enviable shops, eateries and transportation links to the City and West End and beyond.

Being offered on a chain free basis.

*Local Authority: Islington
Council Tax band: C*

*Lease: 87 years
Current Service/Maintenance Charge:
£816.00 per annum
Ground Rent: £10.00 per annum*

*EPC Rating: D
Current: 55/D Potential: 67/D*

£345,000

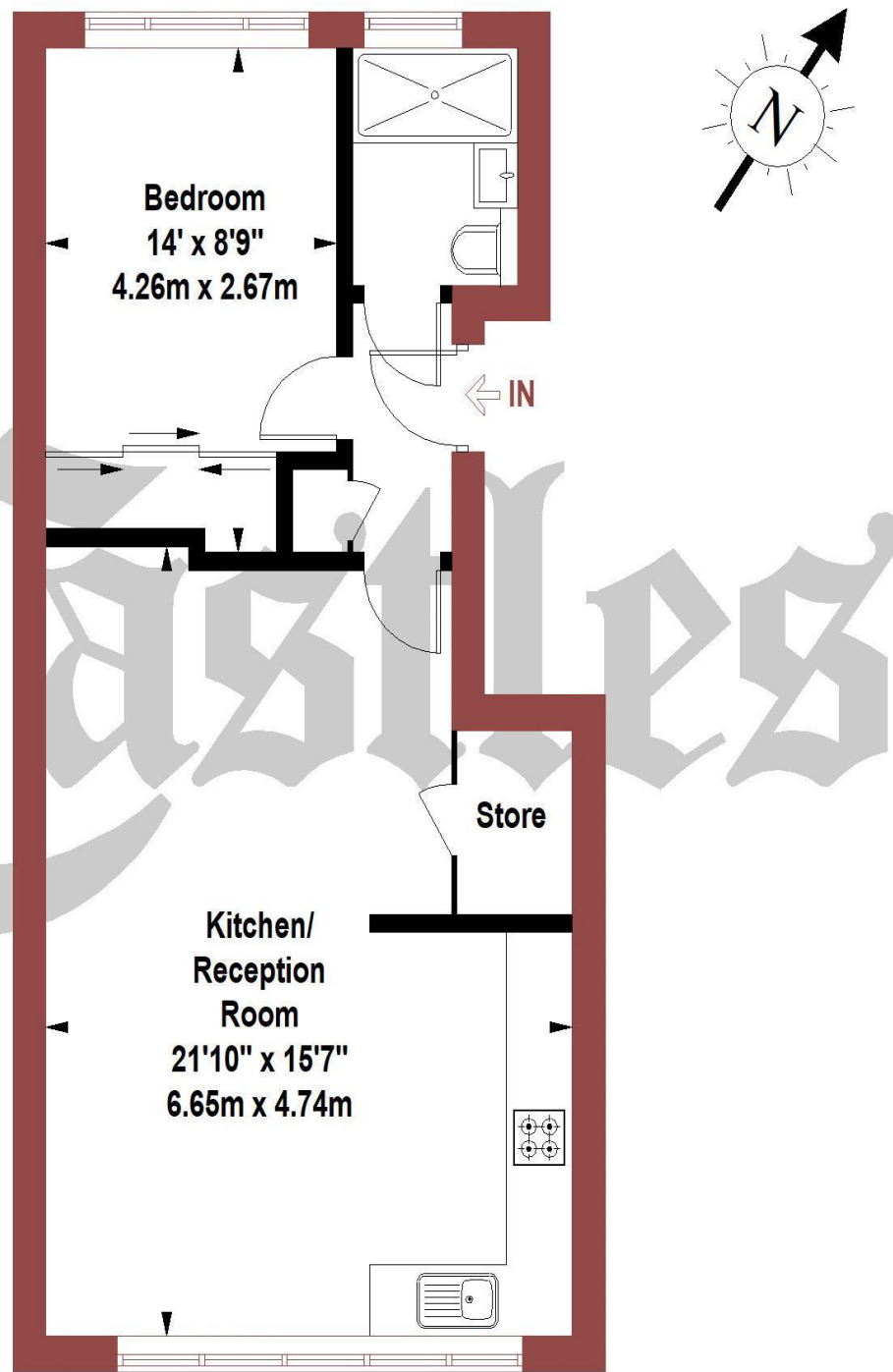
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Approx. Gross Internal Area = 46.91 sq m / 505 sq ft



Second Floor

An Overview of Stroud Green

STROUD GREEN

Stroud Green was designated a Conservation Area by Haringey Council in 2003, as it is now regarded as an area of special character or historic interest. The first large building here was Stapleton Hall, built in 1609 and comprising an 80 acre farm until the mid-19th century.

The late 19th-century marked a period of residential development in Stroud Green as the area gained its own railway station and represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area.

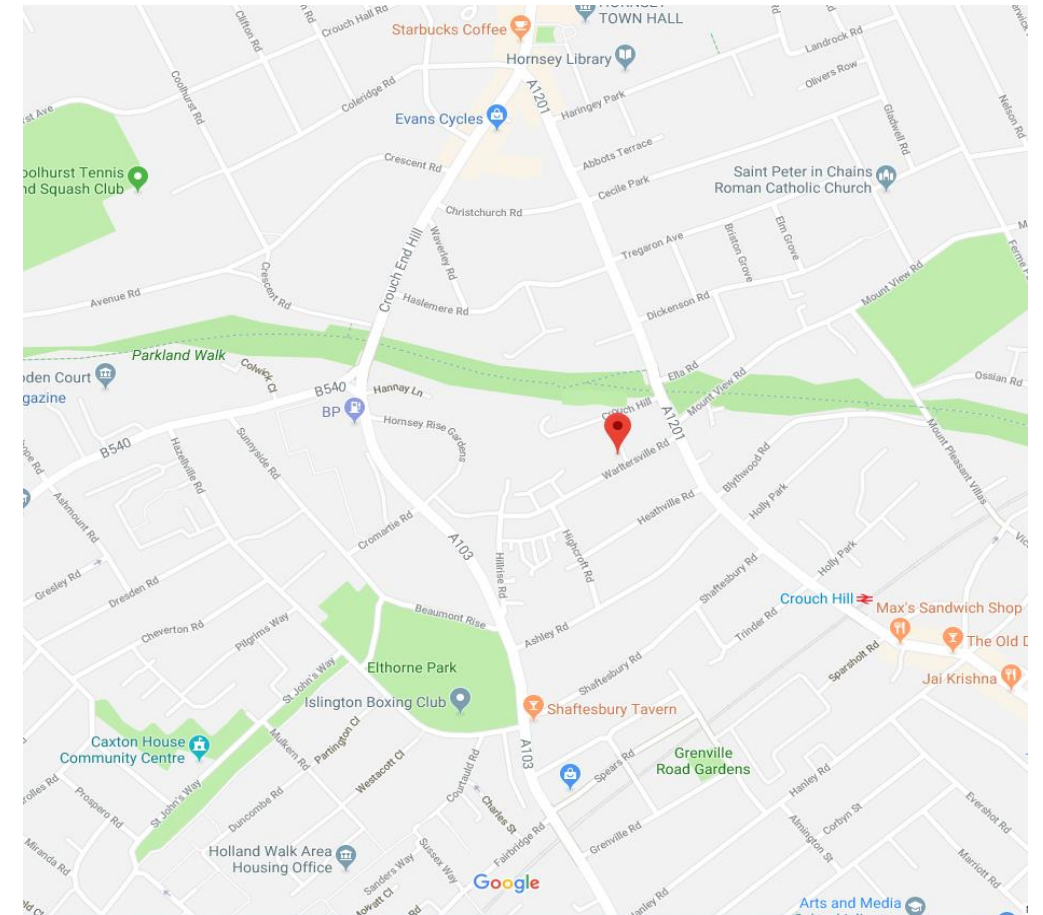
TRANSPORT

Stroud Green is excellently served with regular bus links and numerous train options. Finsbury Park station benefits from two tube lines: Piccadilly and Victoria, and a well-served overground station with services in and out of London direct to Cambridge or Welwyn Garden City. Further overground stations are at Harringay (trains every 10 mins direct to Moorgate in 15 mins), Crouch Hill and Green Lanes.

SHOPPING AND LEISURE

Excellent shopping with independent restaurants, cafes and shops are plentiful along Stroud Green Road, Crouch End Broadway and Green Lanes. A stone's throw away from the house, Londis on Ferme Park Road is independently owned and was voted the best Londis store in 2015 with an array of organic produce and craft beers. Entertainment is on the doorstep with the Park Theatre at Finsbury Park opened in 2013 to rave reviews, Alexandra Palace, the Arthouse cinema (voted best cinema by Time Out in 2014) and the Picturehouse cinema are both a short walk away in Crouch End.

Stroud Green is surrounded by parks on all sides from Finsbury Park, a welcome retreat from the city with a boating lake, gardens and sports facilities, to Green Flag award winner, Stationers Park, and London's longest nature reserve, Parkland Walk, a 3 mile stretch of a former railway line. In Crouch End there is a host of tennis, cricket clubs as well as a lido while the extensive Sobell Sports Centre offers facilities for those who prefer indoor play.



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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.