



**Printworks House, Tottenham Lane, N8**

£695,000

Leasehold

**Castles**



## Printworks House, Tottenham Lane, N8

The Printworks, in the heart of Crouch End, offers a quiet, secluded enclave, away from the hustle and bustle of London living. Set within a truly unique boutique development is this stunning two bedroom, generously appointed home. Situated on the 1st floor, this apartment looks out through the 1920s art deco façade of the unique Printworks building and enjoys a spacious covered terrace. Accessed via a secure gated entrance, this contemporary home has two double bedrooms, one with en-suite and an additional bathroom. The private terrace, accessed via large glass sliding doors which maximise natural light, provides a seamless transition between the inside and outside.

The heart of the home is an airy open plan kitchen/reception, featuring beautifully designed Nobilia kitchen with integral high-quality Bosch and CDA integrated appliances. In addition, induction hob, cooker hood, fridge freezer, washer dryer and dishwasher. Additional features such as glass splash-backs, solid surface 'Silestone' worktops and a generous breakfast bar all help to create the best of contemporary living.

The property affords a combination of warm modern styling and high-level finishes from Moso White textured bamboo flooring and 100% pure wool woven carpets and underfloor heating throughout. Large storage unit is also allocated, smartly designed to fit larger items such as bikes.

*Lease: 999 years from 25 March 2018*

*Current Service/Maintenance Charge: £3,819.58 per annum*

*Ground Rent: £475.00 per annum*

*Local Authority: Haringey*

*Council Tax band: E*

*EPC Rating: B*

*Current: 83/B Potential: 83/B*

**£695,000**

**Leasehold**

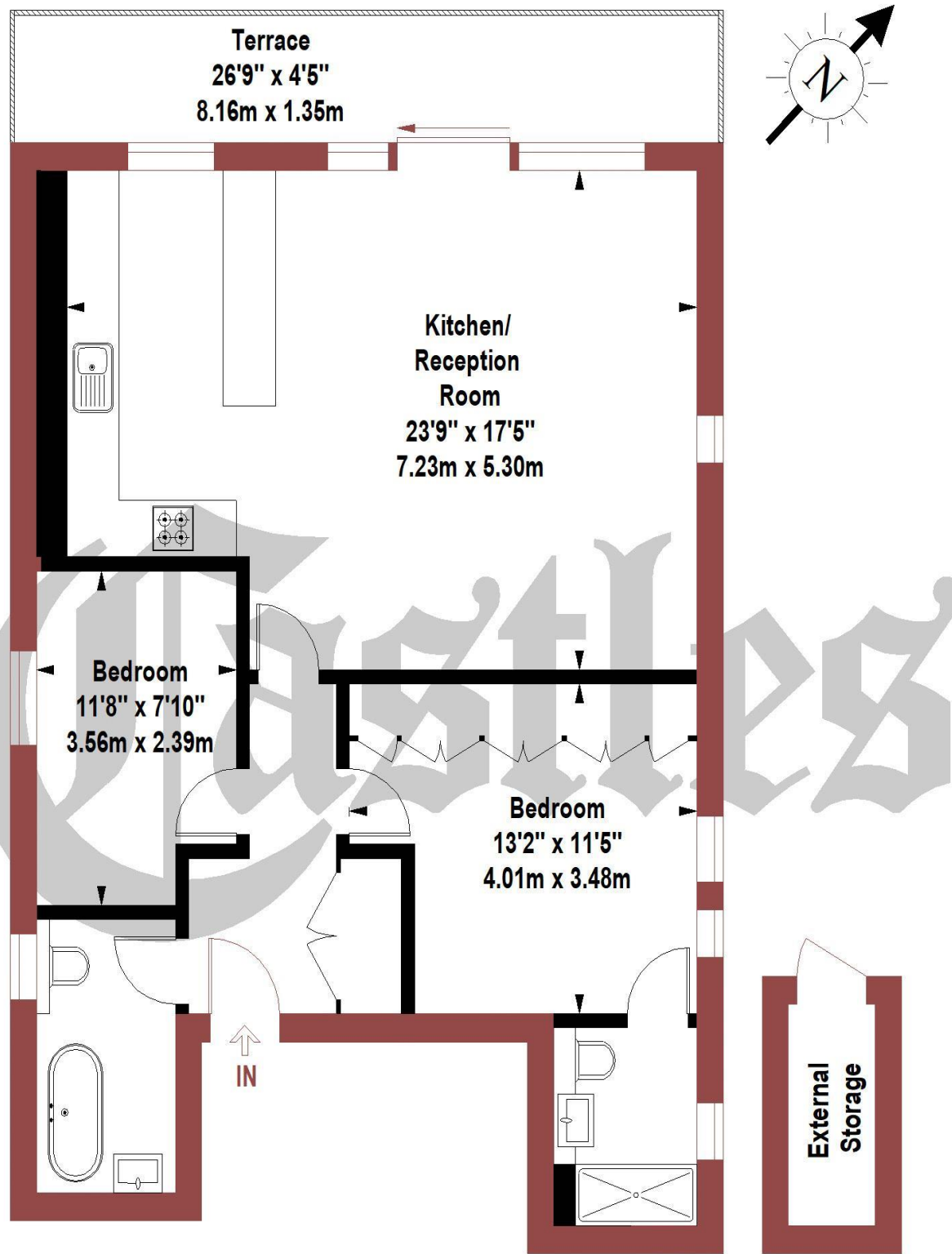
# Castles

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Approx. Gross Internal Area = 73.14 sq m / 787 sq ft



First Floor

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.

**An overview of Crouch End**

Situated in a valley, Crouch End is overlooked by nearby Muswell Hill, Highgate and Alexandra Palace. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively being combined with modern high specification developments. With its diverse independent retailers and high street stores accompanied with good schools and parks this bohemian and vibrant location ensures Crouch End remains a desirable place to reside. Packed with lots to see and do with great feeling of community spirit. The area is dominated by a vibrant 'Village' with the landmark Clock tower at the centre of attraction with a fine range of independent retailers, coffee shops, bars and restaurants, while there is a distinct open feel to the area, owing to a large number of green spaces including Parkland walk.

**History**

Once a medieval route from London to the north of England, Crouch End, which was governed as part of Hornsey, was a mainly wooded area containing farms and villas, including Crouch Hall, built in the 17<sup>th</sup> century at the intersection of what came to be known as Crouch End. The area changed rapidly in the late 18<sup>th</sup> century from a largely rural area to a prosperous middle-class suburb, due to a sharp rise in professionals, including clerical workers moving to the area looking to commute into the city, thanks to the development of the railway in the area. Many of the old houses were demolished and replaced with housing aimed at the middle-class.

**Housing Stock**

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Crouch End attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

**Shopping, food and drink**

Crouch End offers an amazing array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on the Broadway include upmarket restaurants and supermarkets as well as numerous cafes and bars spilling out onto the pavements. There is also a long-standing baker, Dunn's, as well as two butchers, a fishmonger and a greengrocer. Whether one is looking for traditional English grub or somewhere that serves something a little more exotic, there is no shortage of gastropubs, elegant restaurants, wine bars and pubs to suit all tastes.

**Recreational Grounds & Amenities**

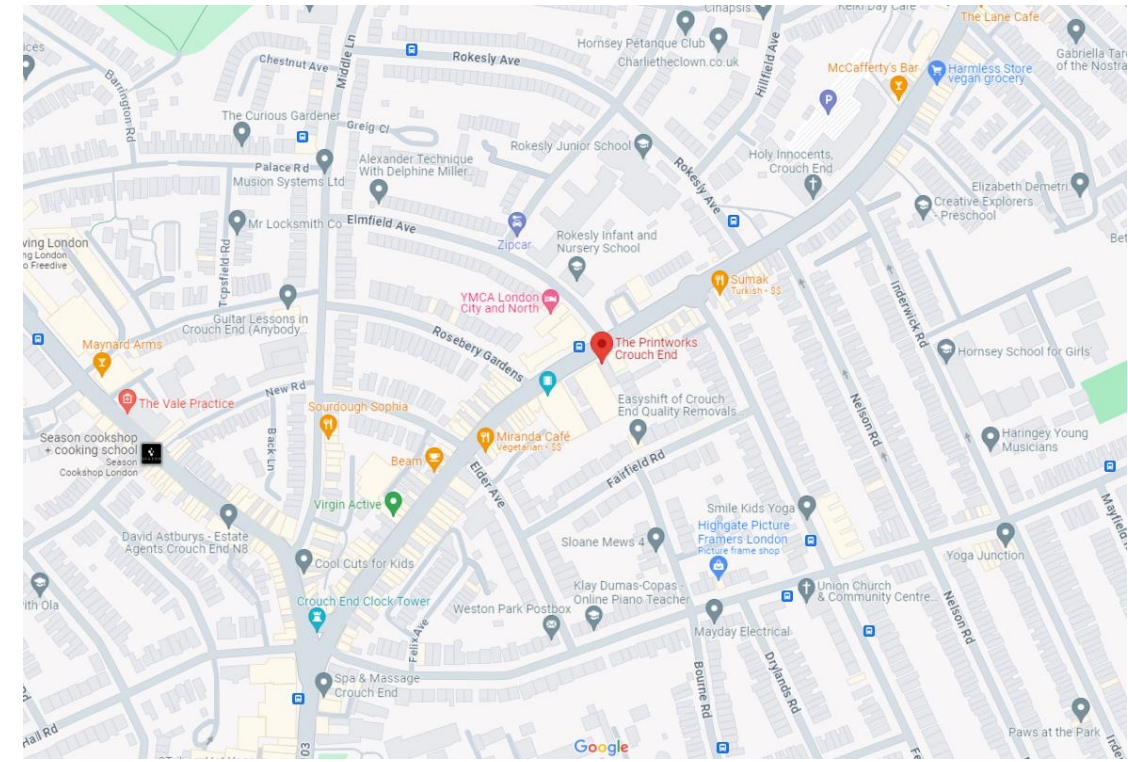
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other parks in the area include Stationers Park and Priory Park. In addition there are a number of fitness centres, Tennis & Cricket clubs and Park Road swimming pool.

**Emergency services**

Crouch End is considered a safe neighbourhood. It is served by Highgate Police Station on Archway Road and Muswell Hill Police Station on Fortis Green. Hornsey Fire Station is located in Priory Road. There are a number of GP & Dental practices including The Christchurch Hall Surgery, Allenson House Medical Centre and The Beaumont Practice. The nearest hospital is The Whittington & University College Hospital.

**Transportation**

There are plenty of transport options in and around Crouch End. The nearest Tube and train stations are Highgate (Northern Line, Zone 3), Finsbury Park (Overground, Piccadilly & Victoria, Zone 2), Crouch Hill (Overground, Zone 3), Hornsey (Overground, Zone 3), Haringey (Overground, Zone 3) and Archway (Northern Line, Zone 2/3). Buses and night buses, including the 41, 91, 210, W3, W5, W7, N41 and N91, provide a good service to other parts of London.



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