



Castles

ASKING PRICE

£600,000

Park Road

Crouch End, N8 8JX

Castles





## PROPERTY SUMMARY

Occupying the upper floors of this period residence is this spacious, two bedroom, converted flat. Ideally located within walking distance of Crouch End's vibrant Broadway with its vast array of independent retailers and eateries and the popular Park Road pools and Gymnasium. Positioned within easy reach of the green open spaces of both Priory and Alexandra Park.

Further comprising generous kitchen/diner, front reception and family bathroom. This charming property offers an abundance of natural light and has been greatly enhanced by the current owners and falls within the catchment of highly rated local schools.

Lease: 994 years from 1/12/2020  
Current Service/Maintenance Charge: Not applicable  
Ground Rent: Not applicable

Nb. The Service Charge, Ground Rent and Share of Freehold information stated has been confirmed by our vendor

Local Authority Haringey  
Council Tax band C

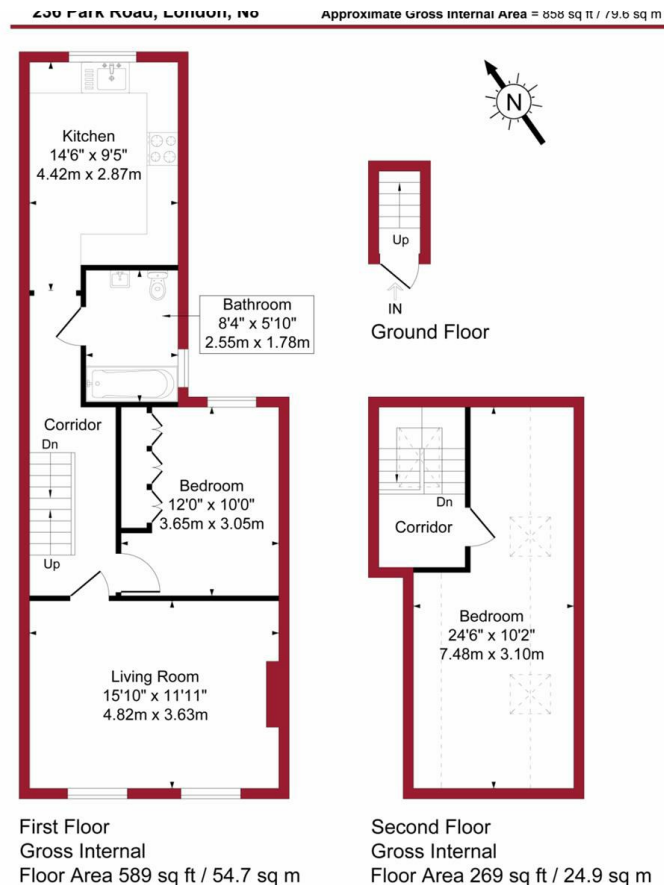








## An overview of Crouch End



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

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



**Share of Freehold**

**Council: Haringey**

**Council Tax Band: C**

**Lease: 994 years from 1/12/2020**

**Current Service/Maintenance Charge: Not applicable**

**Ground Rent: Not applicable**



Please also confirm to see details with NPS (Newspaper) Management and Editor. Although Pink Plan Ltd reserves the right to



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