



Castles

ASKING PRICE

£400,000

Coolhurst Road

Crouch End, N8 8EU

Castles



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.

Local Authority: Haringey

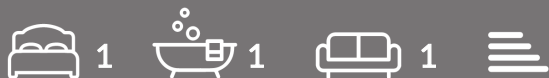
Council Tax Band: B

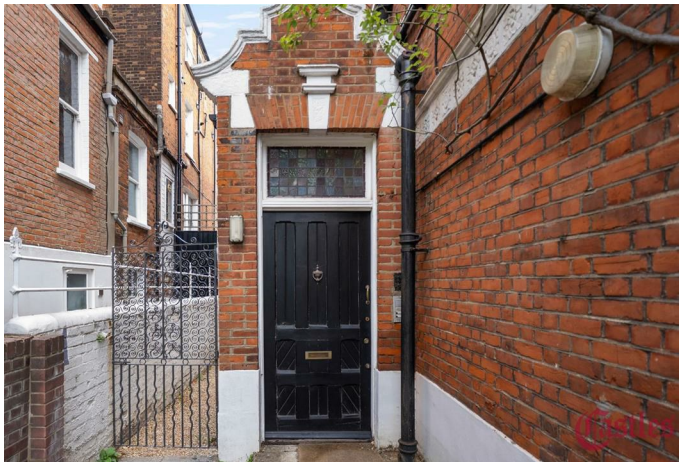
Lease: 189 years from 23/08/1988

Current Service/Maintenance Charge: Ad-hoc as required

Ground Rent: Peppercorn

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

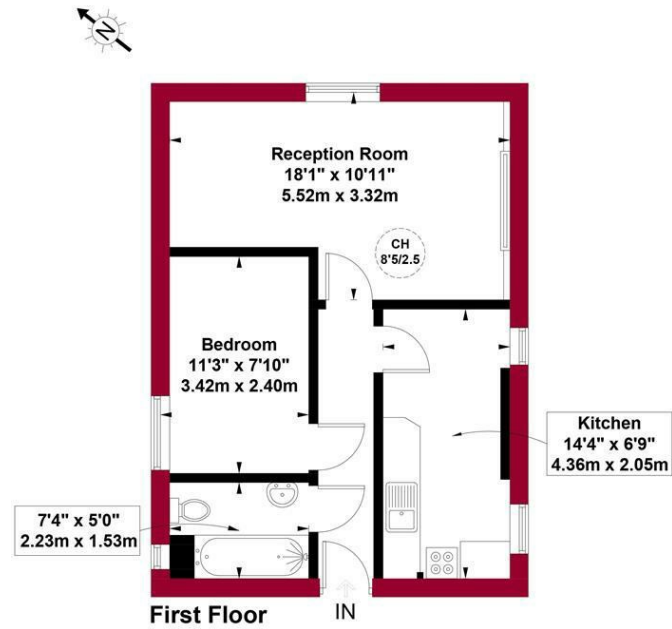




Coolhurst Road, N8 Approximate Gross Internal Area = 457 sq ft / 42.5 sq m

A guide to the area

AREA GUIDE TEXT



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.



Flat - First Floor

Leasehold

Council:

Council Tax Band: B

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

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



OFFICE ADDRESS

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			