



Castles

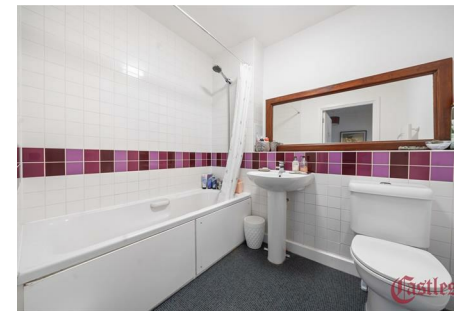
ASKING PRICE

£399,999

Crouch End Hill

Crouch End, N8 8DF

Castles



PROPERTY SUMMARY

Set within an attractive purpose-built block is this beautifully presented one-bedroom apartment. Occupying a position on the first floor and situated in the heart of Crouch End Broadway with its variety of independent stores and eateries.

Further comprising open-planned kitchen reception, bathroom and access to tranquil, communal rear gardens. Transport is provided by a multitude of local bus routes and nearby Hornsey, Crouch Hill and Finsbury Park stations.

Local Authority: Haringey

Council Tax Band: D

Lease: 168 years

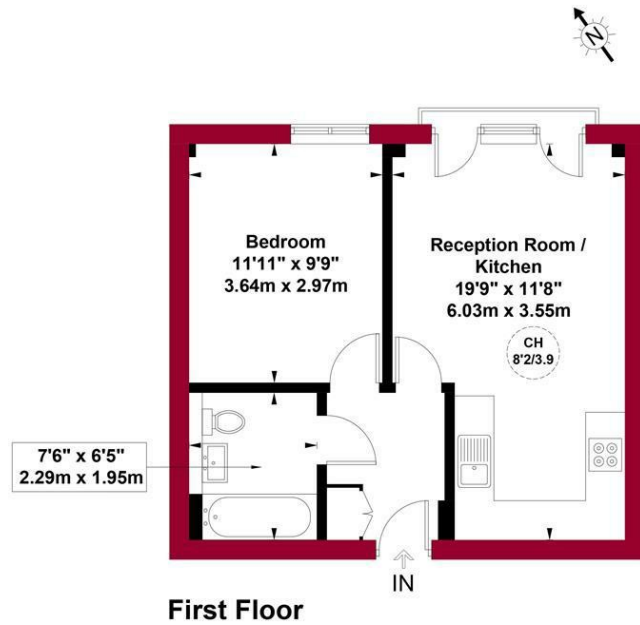
Current Service/Maintenance Charge: £161.53pcm

Ground Rent: Not applicable





Exchange House, N8 Approximate Gross Internal Area = 437 sq ft / 40.6 sq m



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.



A guide to the area

AREA GUIDE TEXT



Flat - First Floor

Leasehold

Council:

Council Tax Band: D

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

12 Topsfield Parade
Crouch End
London
N8 8PR

OFFICE DETAILS

020 8348 5515
crouchend@castles.london
<https://www.castles.london>

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	