

Castles



ASKING PRICE

£695,000

Printworks, House, Tottenham

Crouch End, N8 9BT



PROPERTY SUMMARY

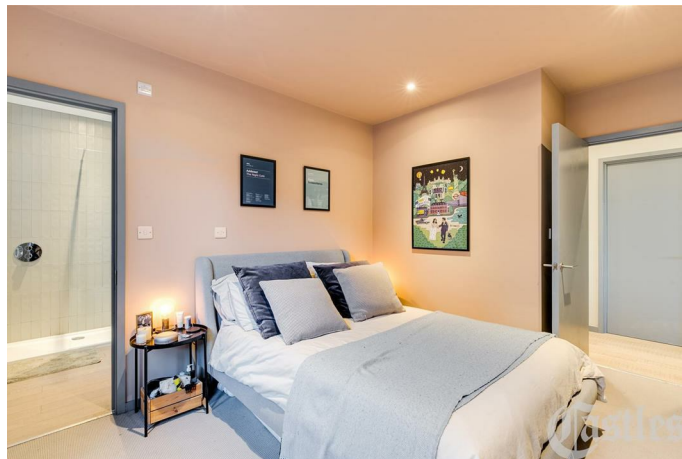
The Printworks, in the heart of Crouch End, offers a quiet, secluded enclave, away from the hustle and bustle of London living. Set within a truly unique boutique development is this stunning two bedroom, generously appointed home. Situated on the 1st floor, this apartment looks out through the 1920s 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.

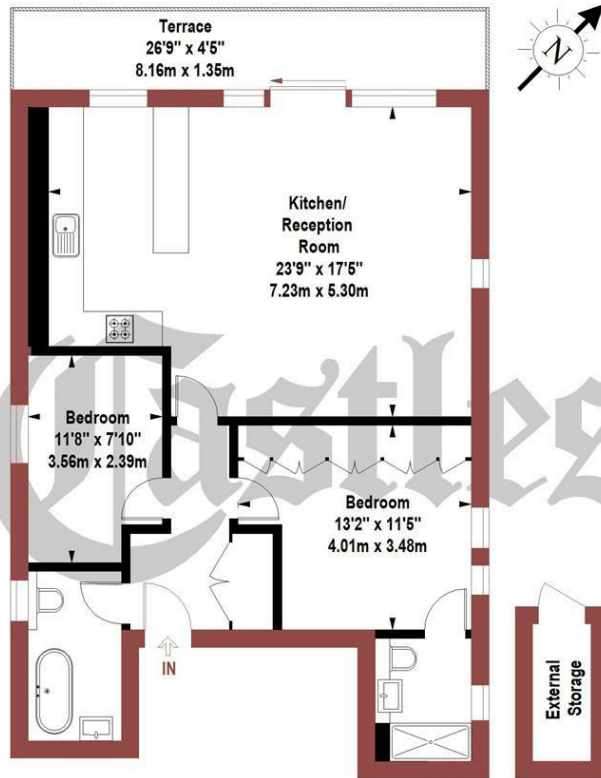




A guide to the area

AREA GUIDE TEXT

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.



Apartment - First Floor

Leasehold

Council:

Council Tax Band: E

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			