

Castles



ASKING PRICE

£750,000

Crouch Hall Road

Crouch End, N8 8HJ

Castles



PROPERTY SUMMARY

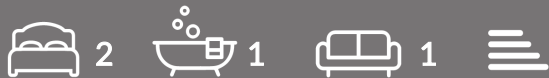
Castles are pleased to offer for sale this exceptionally well-proportioned and immaculately presented, two-bedroom, period conversion occupying the first floor of a handsome, end-of-terrace residence. Desirably positioned on a quiet residential road on the Highgate periphery within a short stroll from the heart of Crouch End; one of London's premier urban villages.

The property has been tastefully decorated by the current owner and offers space and light in abundance with sleek, internal detailing throughout, complemented with a host of period features including fireplace, high ceilings, and sash windows. Further comprising eat-in-bespoke kitchen, spacious reception room and modern bathroom.

Conveniently located in the heart of Crouch End and just a few moments from the vibrant Broadway offering a selection of boutiques, bars and restaurants and the much-favoured Coleridge primary school.

We strongly recommend an internal viewing to fully appreciate this truly stunning property.

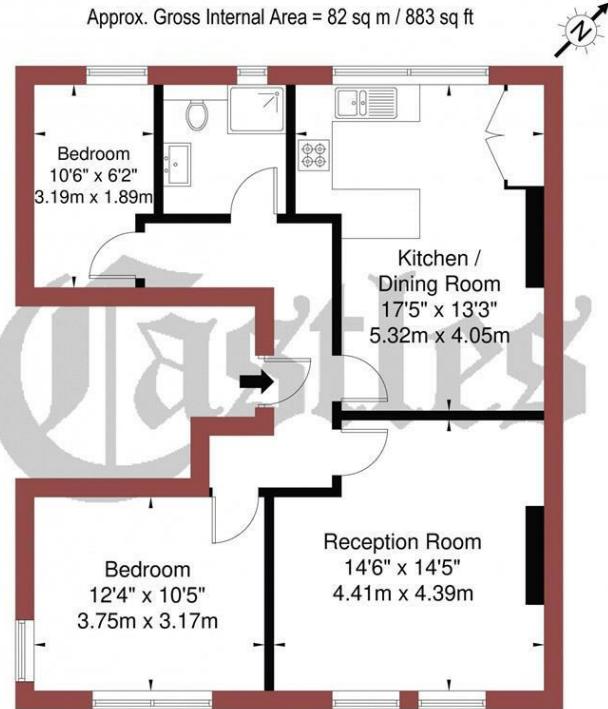
Local Authority: Haringey
Council Tax band: D





A guide to the area

AREA GUIDE TEXT



First Floor
Gross Internal
Floor Area 82 sq m / 883 sq ft

Ref

Copyright

**BLEU
PLAN**

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.
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Apartment - First Floor

Share of Freehold

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			
A	(1-10)		
B	(11-15)		
C	(16-20)		
D	(21-25)		
E	(26-30)		
F	(31-35)		
G	(36-40)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			