

Castles

OFFERS IN EXCESS OF
£550,000
Hillfield Avenue
Crouch End, N8 7DP

Castles
for sale
020 8348 5515
www.castles.co.uk

Castles



PROPERTY SUMMARY

A delightful two-bedroom, ground floor apartment with own garden set on a residential road, equidistant between Crouch End Broadway and Hornsey Station. Further comprising open-planned kitchen/reception, bathroom and benefitting from communal rear parking.

Offered with no onward chain.

Local Authority: Haringey

Council Tax Band: D

Lease: Term : 106 years (125 years from 1 October 2006)

Current Service/Maintenance Charge: £1,504.08 per annum

Ground Rent: £300.00 per annum

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

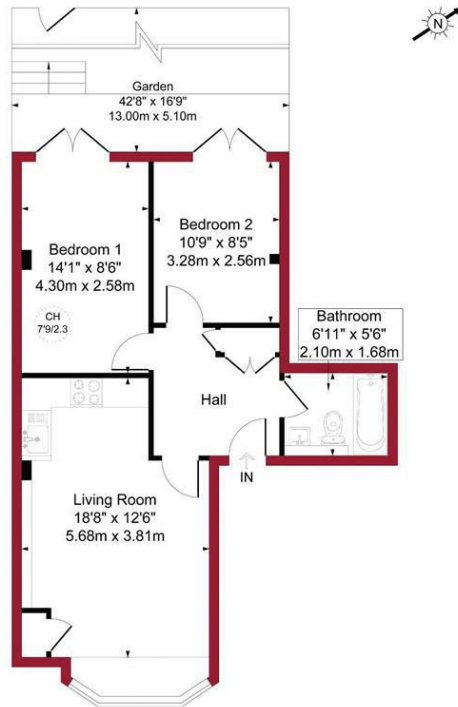




A guide to the area

AREA GUIDE TEXT

Hillfield Avenue, London, N8 Approximate gross internal Area = 567 sq ft / 52.6 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Flat - Ground 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 plus) 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	