



Castles

OFFERS IN EXCESS OF

£500,000

Nelson Road

Crouch End, N8 9RR

Castles

PROPERTY SUMMARY

Occupying a position on the first floor of this period residence is this light and airy, three-bedroom conversion. Situated on a quiet residential turning within walking distance of Crouch End's vibrant Broadway with its array of independent retailers and a short stroll to Hornsey over-ground station offering a fast and effective commute to the City.

Further comprising open-planned kitchen reception and bathroom.

The property falls within the catchment for highly rated Primary Schools and will be sold on a chain free basis.

Lease: 189 years from 02/07/86

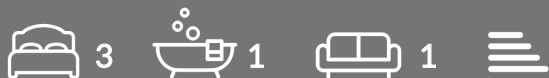
Current Service/Maintenance Charge: Not applicable

Ground Rent: Not applicable

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

Local Authority: Haringey

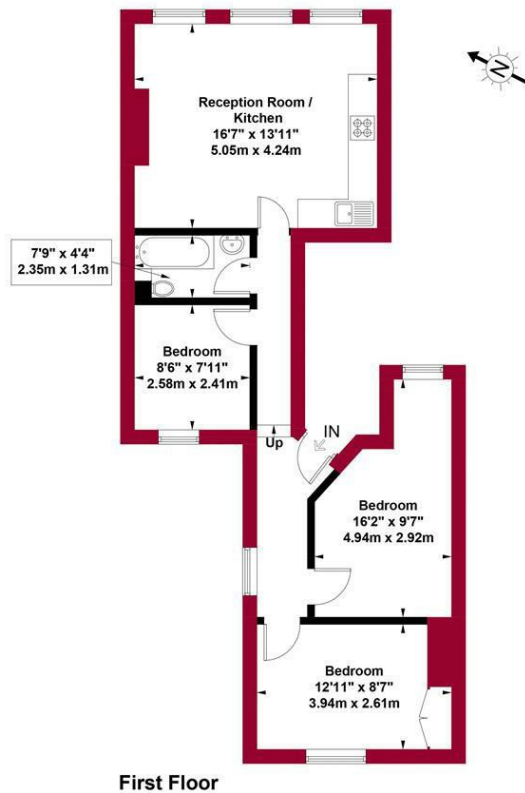
Council Tax Band: C





Nelson Road, N8

Approximate Gross Internal Area = 670 sq ft / 62.3 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.



For a guide to the area please scan this code for more information



Flat - First Floor

Leasehold

Council:

Council Tax Band: C

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	(67-91)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	