

A bright, modern living room with a large white paper lantern hanging from the ceiling. The room features a fireplace with a black metal grate, a white mantelpiece with a gold-framed mirror, and a white built-in shelving unit. A large window on the right side of the room provides natural light and a view of greenery outside. The room is furnished with a striped sofa, a yellow sofa, a wooden bench, and a patterned rug. A large potted plant is visible near the window.

Castles

ASKING PRICE

£1,195,000

Cecile Park

Crouch End, N8 9AX

Castles



PROPERTY SUMMARY

A magnificent opportunity to acquire this spacious, three-bedroom, duplex conversion, boasting a stunning southerly-facing roof terrace and a beautifully maintained rear garden extending approximately 97ft. Set across the upper floors of an imposing, linked, semi-detached period residence on one of Crouch End's most sought-after, cherry blossom-lined roads.

Ideally located just a short stroll from the vibrant Crouch End Broadway and within the catchment for the highly regarded Coleridge Primary School. The property offers generous living space and further comprises a bright reception room, eat-in kitchen/diner, and a well-appointed bathroom.

Offered with no onward chain.

Unexpired Lease term: 999 years from 21/12/2015

Current Service/Maintenance Charge: Ad-hoc

Ground Rent: NA

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

Local Authority: Haringey

Council Tax band: E





A guide to the area

AREA GUIDE TEXT

Cecile Park, London, N8

Approximate Gross Internal Area = 1097 sq ft / 101.8 sq m



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.



Maisonette

Share of Freehold

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



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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101	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	