



# Castles

ASKING PRICE

**£1,175,000**

**Coolhurst Road**

Crouch End, N8 8ET





## PROPERTY SUMMARY

A fabulous opportunity to acquire this spacious, split-level, three-bedroom, first-floor conversion. Hewn from an imposing detached, period residence on a much-favoured road on the Highgate Periphery. Further comprising reception, kitchen/diner, bathroom, utility room/guest w.c. and own section of large south-west facing rear garden. Further benefiting from external shed and own garage.

Ideally positioned for an array of amenities on the Broadway, desired schools including Coleridge and a short walk to Highgate Station (Northern Line).

Local Authority: Haringey

Council Tax band: F

Leaseterm: 999 years from 25th June 2012

Service Charge: Ad hoc

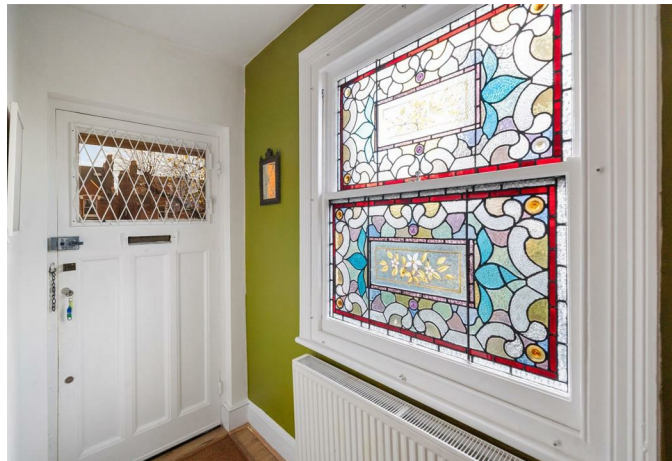
Building Insurance contribution: £950 P/A

Ground Rent: N/A Peppercorn

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





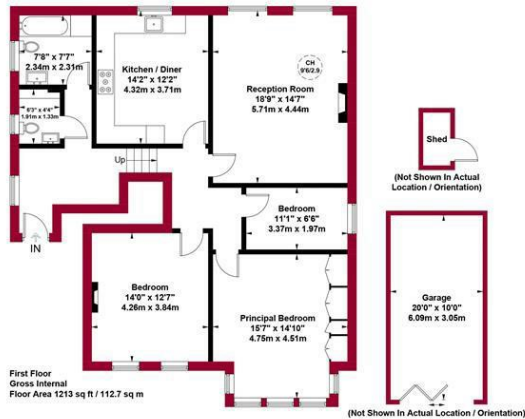
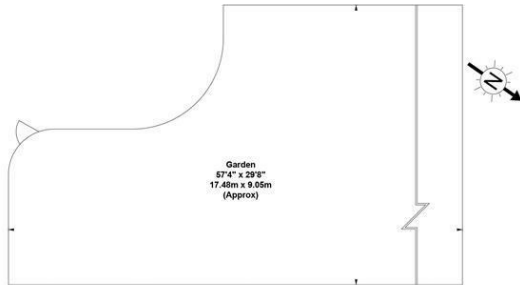


# Coolhurst Road, N8

Approximate Gross Internal Area = 1430 sq ft / 132.9 sq m

Includes  
Shed = 17 sq ft / 1.6 sq m

Garage = 200 sq ft / 18.6 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.



## A guide to the area

AREA GUIDE TEXT



Flat - First Floor

Share of Freehold

**Council:**

**Council Tax Band:** F

**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			