



Castles

ASKING PRICE

£575,000

Nelson Road

Crouch End, N8 9RU

Castles



PROPERTY SUMMARY

Set on a popular residential turning off Weston Park, this beautifully presented two-bedroom, split-level period conversion occupies the first floor of a well-maintained period property. Lovingly cared for by the current owners, the home blends charming original features with a light and airy modern feel.

Ideally located just a short stroll from the vibrant Crouch End Broadway, and within catchment of the highly rated Weston Park and Rokesly Primary Schools (Ofsted-rated 'Outstanding'), the property offers a perfect setting for families and professionals alike.

The accommodation comprises a bright and spacious reception room, a well-appointed kitchen with direct access to a private balcony, and a stylish three-piece bathroom suite. Both bedrooms are generously sized, making the most of the natural light throughout. A perfect opportunity to own a character-filled home in one of North London's most desirable neighbourhoods.

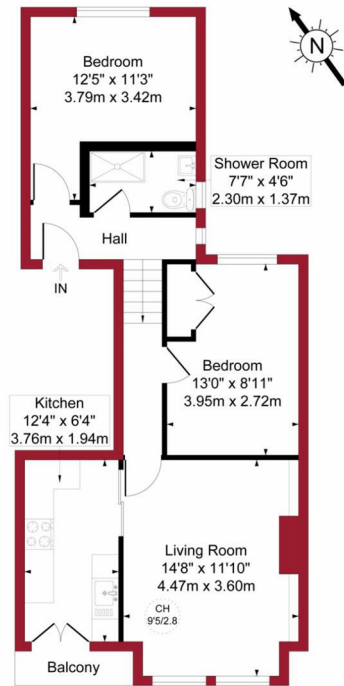
Local Authority: Haringey
Council Tax band: B
Lease: 992 years (999 years from 01/01/2018)
Current Service/Maintenance Charge: Not applicable
Ground Rent: Not applicable





An overview of Crouch End

Nelson Road, London, N8 Approximate Gross Internal Area = 595 sq ft / 55.2 sq m



First 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

Share of Freehold

Council:

Council Tax Band: C

Lease Remaining: 992 years (999 years from 01/01/2018)

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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