



Castles

ASKING PRICE

£875,000

Crouch Hill

Crouch End, N8 9DX

Castles



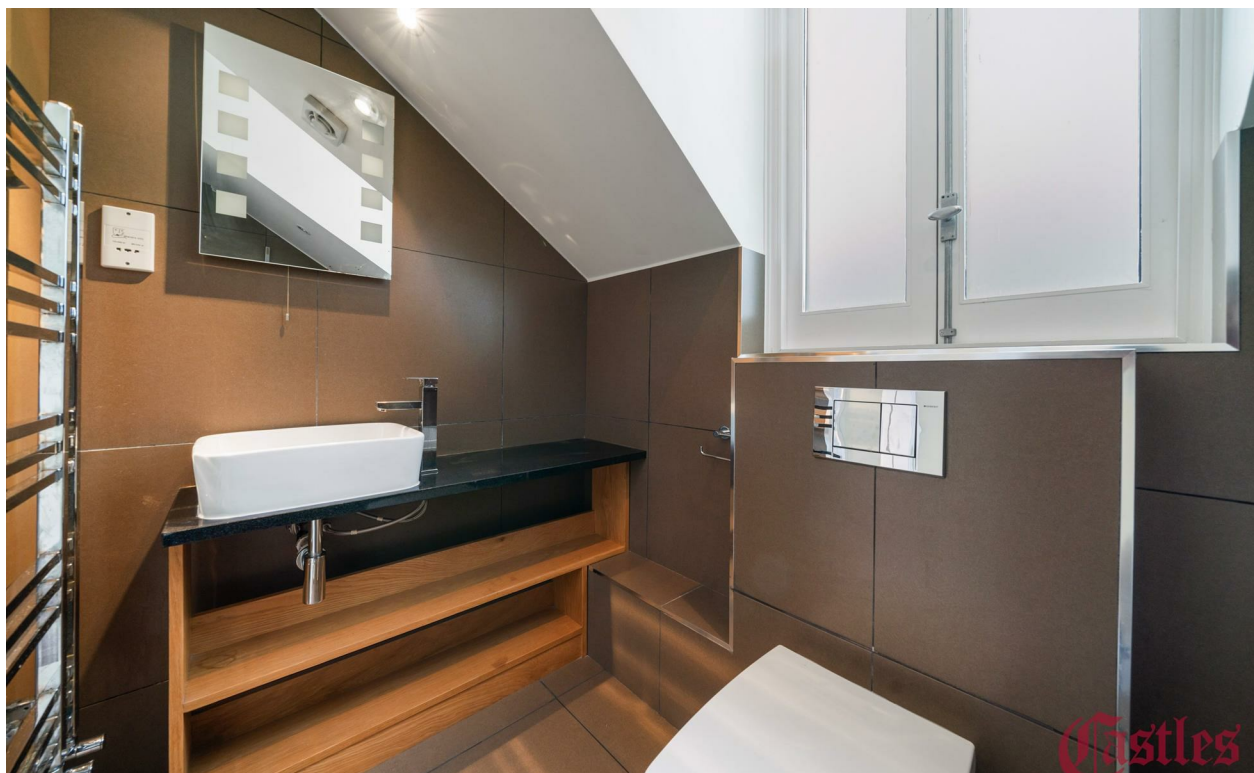
## PROPERTY SUMMARY

A unique, modern, two to three-bedroom home with sleek and neutral detailing throughout. Ideally positioned directly off the hub of Crouch End Broadway with Coleridge School within a short walk.

Further comprising spacious open-planned kitchen / reception leading on to courtyard garden, ground floor shower room, and first-floor bathroom. The property benefits from own entrance and is offered with no onward chain.

Local Authority: Haringey

Council Tax band: E



Castles

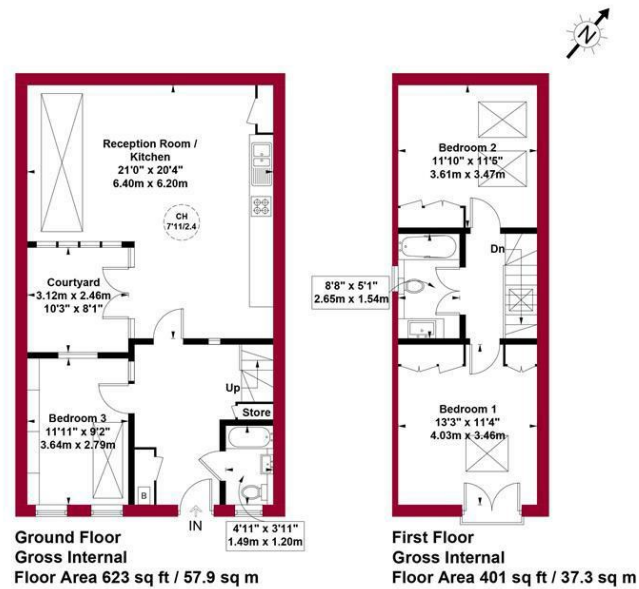


## A guide to the area

### AREA GUIDE TEXT

**Crouch Hill, N8**

Approximate Gross Internal Area = 1024 sq ft / 95.2 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.



House - Semi-Detached

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



### 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 (92-101)			
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	