



Ferme Park Road, Crouch End, London

Available

£350,000 (Leasehold - Share of Freehold)



Step into this charming Edwardian flat in the heart of Crouch End, offering a perfect blend of character, comfort, and a prime location—your ideal first home or investment opportunity

Baker and Chase are excited to present this charming Edwardian flat conversion that is ideal for individuals or couples who want to be in this much sought after area of Crouch End. Up for sale after being occupied by the current owner for the last 30 years, this property is a must view!

Upon arrival to this imposing character filled building, which was built in 1904, you are greeted with a well looked after and cared for front garden, that comprises of Rose bushes and olive trees. Access to the inside is via a private front door on the side of the building.

The property features a well-proportioned reception room, with original bay window and fireplace, that serves as the perfect space for relaxation or entertaining guests. The apartment has one comfortable bedroom, with built in wardrobes and a bathroom that has been thoughtfully designed, providing all the necessary amenities for your daily routine.

One of the standout features of this property is the front garden, which adds a touch of greenery and enhances the overall appeal of the home. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day.

With its prime location, this flat is conveniently situated near local amenities, transport links, and green spaces, making it an excellent choice for those looking to embrace the vibrant lifestyle that Crouch End has to offer. Whether you are a first-time buyer or seeking a rental investment, this property presents a wonderful opportunity to own a piece of historic charm, in a desirable neighbourhood.

Tenure: Share of Freehold
Lease term: 999 years from 25 December 1984
Term remaining: 958 years
Service Charge: NIL
Ground Rent: NIL
Local Authority: Haringey
Council Tax Band: B

Exterior

A 3 storey Edwardian building in brick.
Staircase leading up to front door for Flats B & C
Private entrance on side of building for this flat
Original sash windows

Reception Room

15'3" x 11'3"

Original cast iron fire place. Sash windows which were replaced 5 years ago. Bay window. Carpeted throughout. Light ceiling pendant.

Kitchen

7'2" x 5'2"

6 wall cupboards. New Worcester combination boiler (December 2023), serviced in December 2024. Tiled floor. A range of Bosch appliances- including under counter fridge freezer, washing machine and oven. Window above sink area. Wooden worktop

Bedroom

10'10" x 9'4"

2 fitted wardrobes. Radiator. Wall light pendant. Carpeted throughout

Bathroom

Bath tub unit with shower head fixed to wall. Fully tiled throughout including tiled flooring. Toilet unit. Wash basin with vanity mirror unit above. Radiator. Glass shower screen

Garden

Front facing garden. Rose bush. X2 Olive trees. Eucalyptus. X3 Maple trees

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.







References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

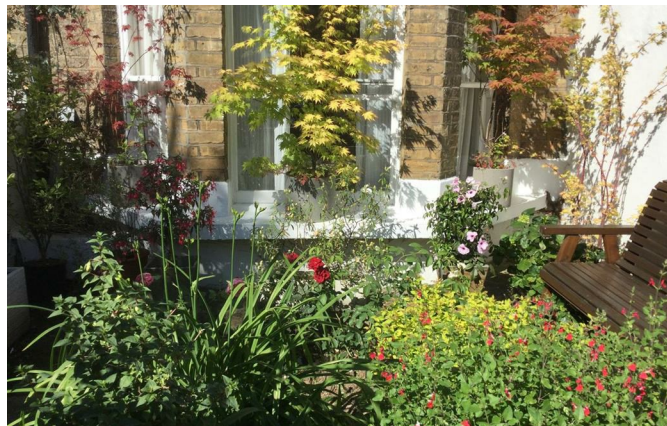
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

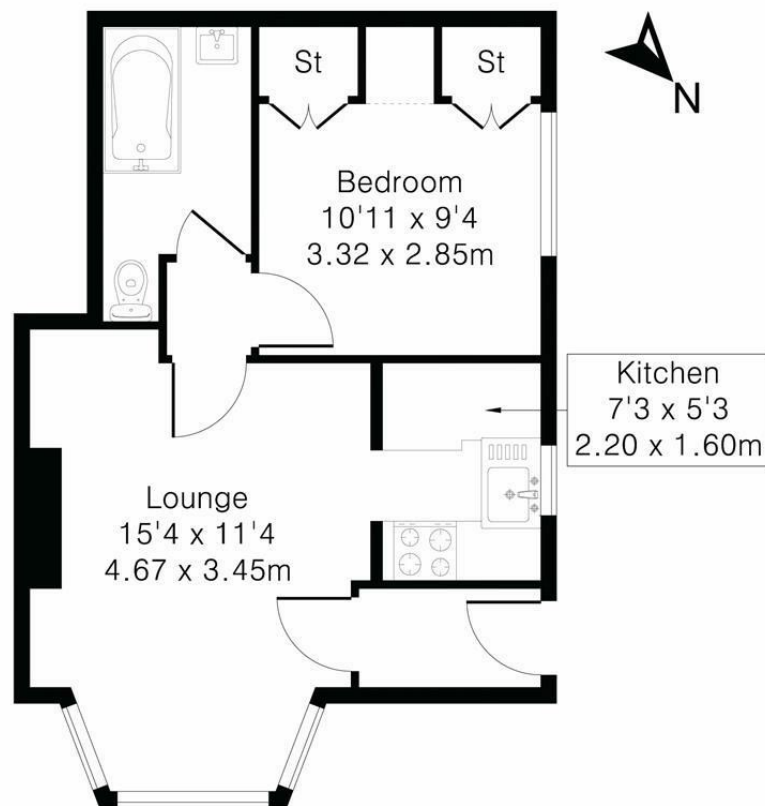
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 371 sq ft - 34 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



EPC Rating C / Local Authority: Haringay / Council Tax Band: B