



Highgate Spinney, Crescent Road, Crouch End, London, N8 8AR

welcome to

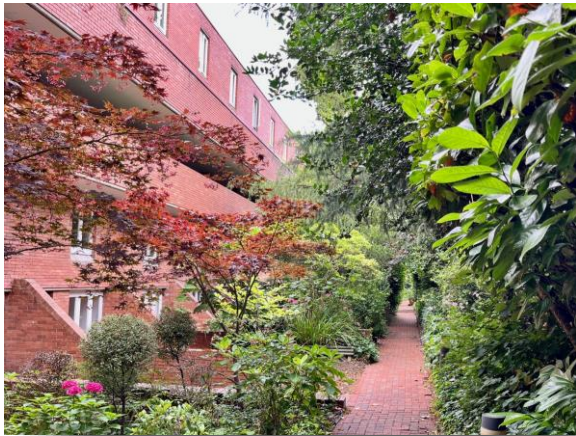
Highgate Spinney, Crescent Road, Crouch End, London

Positioned in one of north London's finest modernist creations, this impeccable apartment retains a plethora of original features and offers two bedrooms, bathroom, utility area, large open plan living/entertaining space with doors that lead out onto a private patio and private parking space.

This two double bedroom duplex apartment is located on the Highgate side of Crouch End, within the Conservation Area and a short walk from Crouch End Broadway. It is situated within Highgate Spinney, one of the area's renowned modernist buildings designed by Howard & Rotherham in the 1960s. The apartment retains an abundance of original features, including the iconic dark wooden stairs that seem to almost float between floors. It benefits from its own private entrance and private front garden, there is a large open plan, living and entertaining area with a wonderful sense of flow throughout. Further benefits include a private patio to the rear which lead onto expansive communal gardens and secure off-street parking for one vehicle.

Crescent Road is a tranquil tree-lined street within walking distance of the shops and restaurants of Crouch End Broadway. To the west is Highgate Wood and the adjacent Queen's Wood. To the north is Alexandra Park and to the south is Finsbury Park, which are connected by Parkland Walk, a former railway line. Highgate Spinney is a short walk from Coolhurst Tennis Club, as well as Coleridge Primary School, which is rated 'Outstanding' by Ofsted.

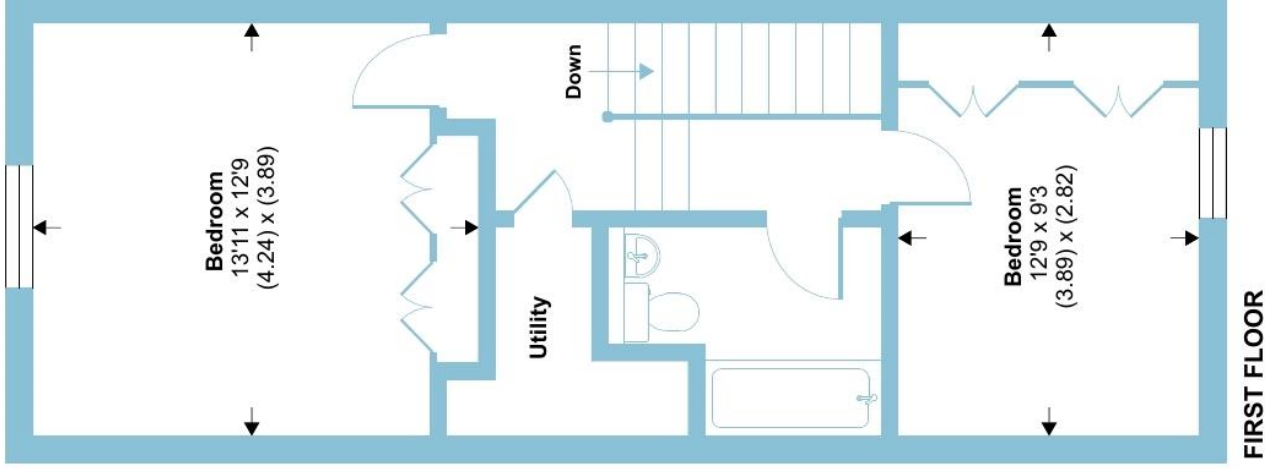
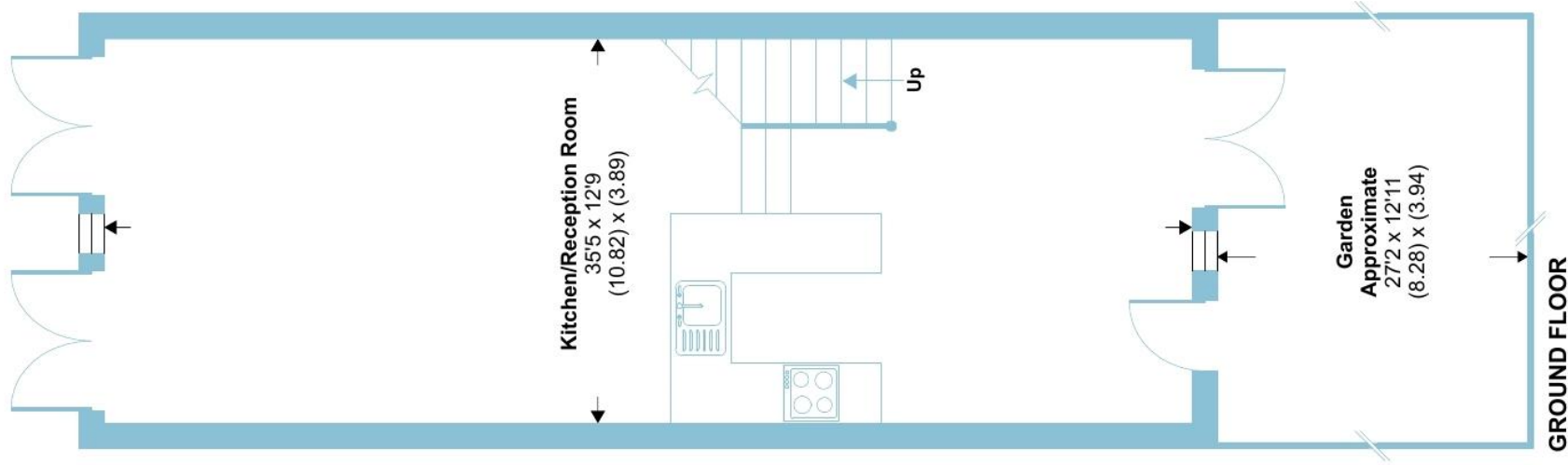
Local transport links include Crouch Hill British Rail station and Highgate Underground station (Northern Line), as well as excellent local buses.



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Approximate Area = 922 sq ft / 85.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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Highgate Spinney, Crescent Road, Crouch End, London

- Duplex apartment
- Two double bedrooms
- Modernist building
- Communal gardens
- Parking space

Tenure: Leasehold

Ground Rent :£0

Annual Service Charge: £2231.20

EPC Rating: E

Council Tax Band: E

offers in excess of **£850,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105224

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MUH105224 - 0012

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