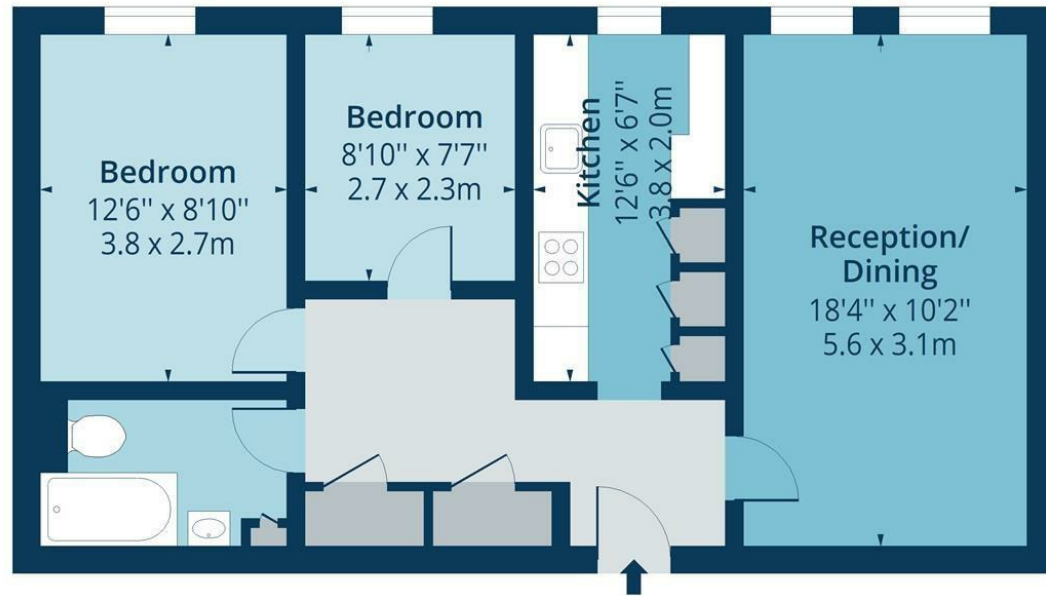


# Coulsden Court, N8

Approx. Gross Internal Area 651 Sq Ft - 60.48 Sq M



## First Floor

Floor Area 651 Sq Ft - 60.48 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.



## Park Road, N8



## £465,000 Leasehold

A bright and spacious two bedroom apartment, set on the first floor of a well maintained purpose built block, Coulsden Court, Park Road, N8. This ideal first-time-buy or investment comprises a large reception room with ample dining space, a separate modern integrated kitchen, two good sized bedrooms, and a stylish bathroom with both bath and shower facilities. The apartment comes with an private allocated parking space to the rear of the block, and communal garden space. Leasehold 160 years remaining.

Coulsden Court is located just a stones throw from the popular Crouch End Broadway with all of it's restaurants, pubs, and coffee shops. The transport links of Crouch Hill and Haringey provide easy access into London and it's surroundings. Crouch End playing fields and Highgate Woods are within easy reach. as is the scenic Parkland Walk.

[oakwoodestateagents.com](http://oakwoodestateagents.com)

48 Stoke Newington Church Street  
London N16 0NB

Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000  
Fax 020 7249 2000

[www.oakwoodestateagents.com](http://www.oakwoodestateagents.com)



