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professional *fresh air*
accessible
friendly *dependable*
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Park Road, London N8

£465,000 FOR SALE

Flat - Conversion

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Park Road, London N8

£465,000

Description

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.

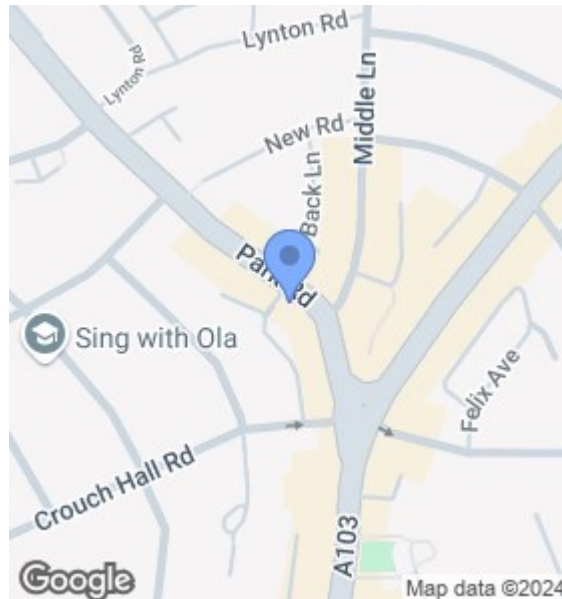
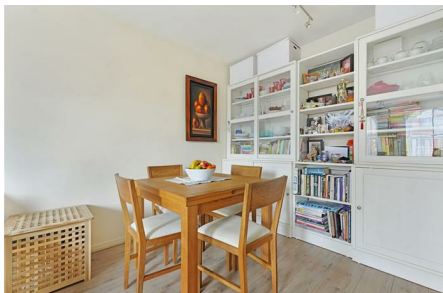
Coulsden Court is located just a stones throw from the popular Crouch End Broadway with all of it's restaurants, pubs, and coffee shops. The transport links of Crouch Hill and Haringey provide easy access into London and it's surroundings. Crouch End playing fields and Highgate Woods are within easy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

Key Features

- Allocated parking space
- Stones throw from Crouch End Broadway

Tenure

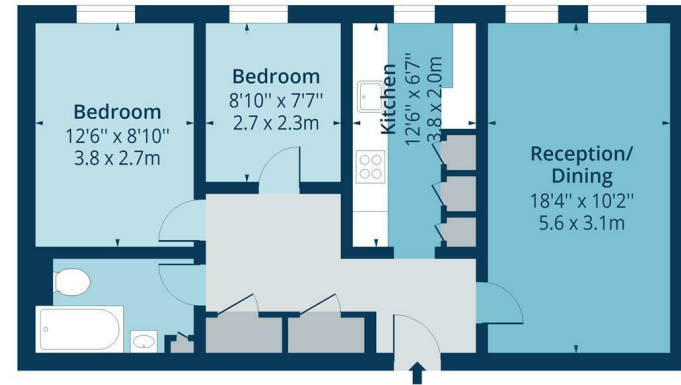
Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Haringey
Council Tax D



Floorplan

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.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.