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*professional* *fresh air*  
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**71 Crouch End Hill, London N8**

**£425,000** FOR SALE

*Apartment - Purpose Built*

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# 71 Crouch End Hill, London N8

## £425,000

### Description

A well-presented and chain-free two-bedroom apartment set on the second floor of a well-maintained purpose-built block, ideally located just moments from the vibrant Crouch End Broadway.

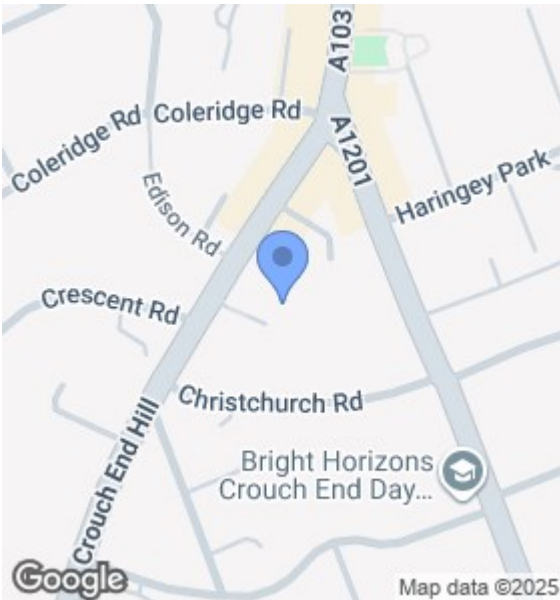
This bright and contemporary home features a spacious open-plan reception room with a sleek integrated kitchen and a Juliette balcony, perfect for modern living. The generous principal bedroom includes built-in wardrobes and a stylish en-suite bathroom. The second bedroom offers flexibility and can be opened up to extend the living space if desired. A separate main bathroom includes both bath and shower facilities.

Situated just off Crouch End Broadway, Exchange House enjoys a prime location with immediate access to a fantastic selection of local restaurants, independent cafés, boutique shops, and supermarkets. Nearby green spaces include Alexandra Palace Park and Priory Park, while neighbouring Muswell Hill adds to the area's appeal.

### Key Features

- Chain free
- Second-floor apartment
- Two bedrooms (one en-suite)
- Open-plan living with Juliette balcony
- Contemporary integrated kitchen
- Main bathroom with bath and shower
- Ample built-in storage
- Long lease: approx. 984 years remaining
- Purpose-built block
- Attractive views of Alexandra Palace

**Tenure** Leasehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority** Haringey  
**Council Tax** E

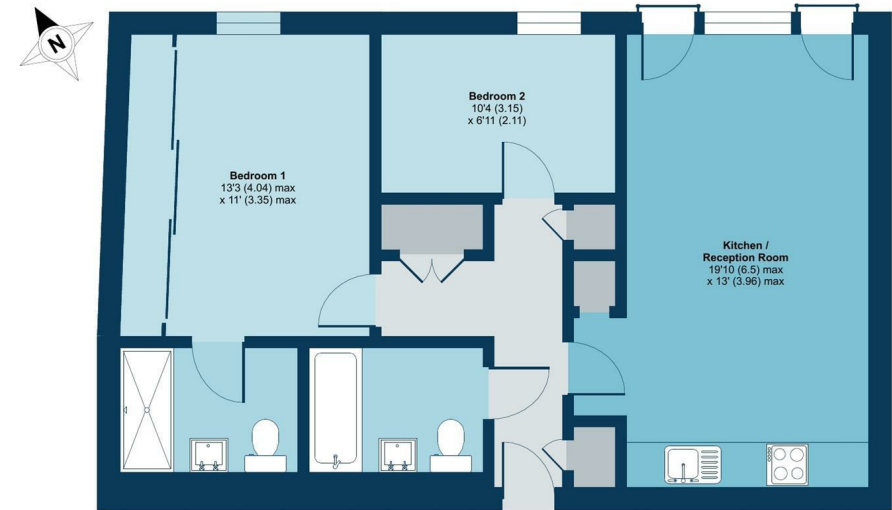


### Floorplan

#### Exchange House, Crouch End Hill, London, N8

Approximate Area = 645 sq ft / 60 sq m

For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©iStockphoto 2023. Produced for Philip Alexander Estate Agents. REF: 1048060

### EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (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.