



Castles

ASKING PRICE

£450,000

Hornsey Lane

London, N6 5NJ

MARBLEFORD COURT

Castles



## PROPERTY SUMMARY

Set within this attractive purpose-built block is this light and spacious, one bedroom apartment. Located on the top floor and further comprising bathroom, generous reception and kitchen whilst benefitting from beautifully maintained and tranquil, communal gardens and own garage.

Ideally positioned within a short walk of Crouch End's vibrant Broadway with its array of independent retailers and eateries. Transport is provided by a multitude of local bus routes and nearby Archway tube station (Northern Line).

The property will be sold on a chain free basis.

Lease: 999 years from 24 June 1973 (947 years remaining)

Current Service/Maintenance Charge: £2,400 per annum

Ground Rent: Not applicable

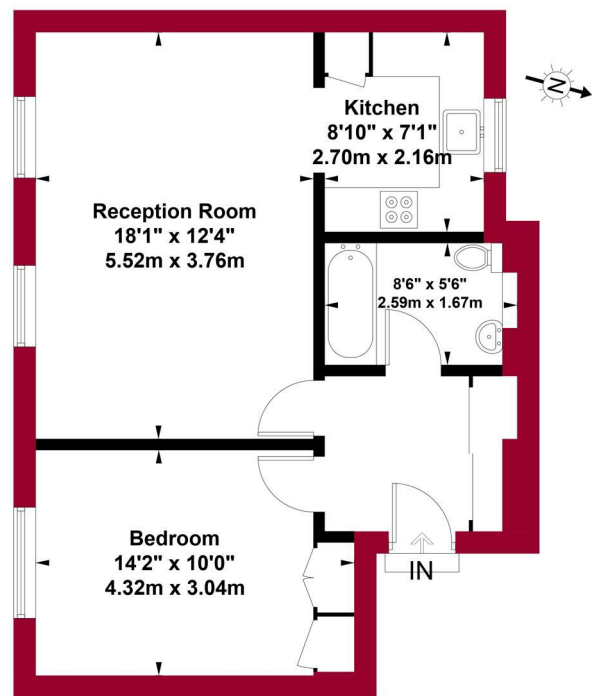








**Marbleford Court, N6** Approximate Gross Internal Area = 550 sq ft / 51.1 sq m



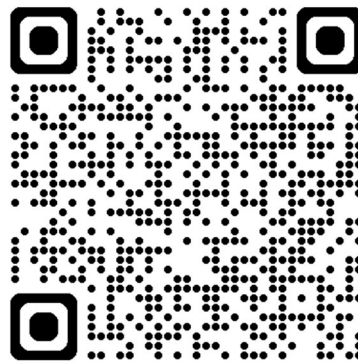
**Fifth Floor**  
**Gross Internal**  
**Floor Area 550 sq ft / 51.1 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



For a guide to the area  
please scan this code for  
more information



Flat

Leasehold

**Council:** Haringey

**Council Tax Band:** D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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