

Castles



ASKING PRICE

£750,000

Weston Park

London, N8 9PN

Castles

## PROPERTY SUMMARY

Positioned on the highly popular Weston Park is this beautifully presented garden conversion. Occupying the ground floor of this period residence and within a short stroll of the highly Osted Rated Weston Park Primary School.

Comprising two double-bedrooms, modern three-piece bathroom suite, generous kitchen/diner leading onto reception. Further benefitting from en-suite shower room to principal bedroom and private rear garden.

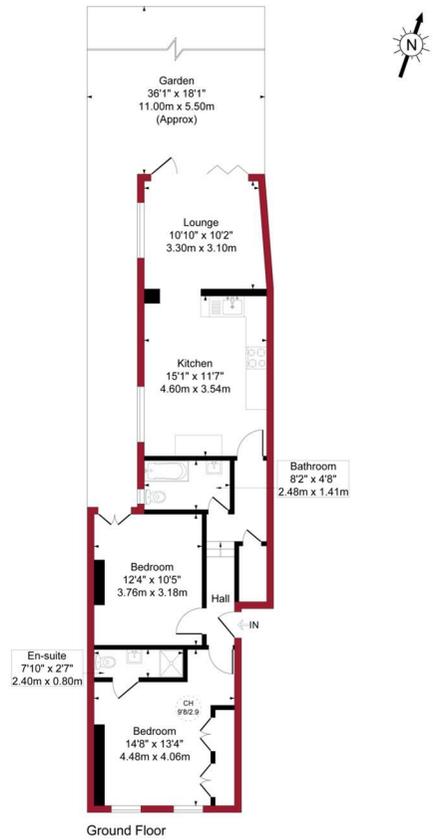
Ideally located within walking distance of Crouch End's vibrant Broadway with its array of eateries and independent retailers and plethora of local bus routes.

Lease: 999 years from 01.01.2020  
Current Service/Maintenance Charge:  
£1,500.00 per annum  
Ground Rent: Peppercorn





Weston Park, Crouch End, N8 Approximate Gross Internal Area = 752 sq ft / 69.8 sq m



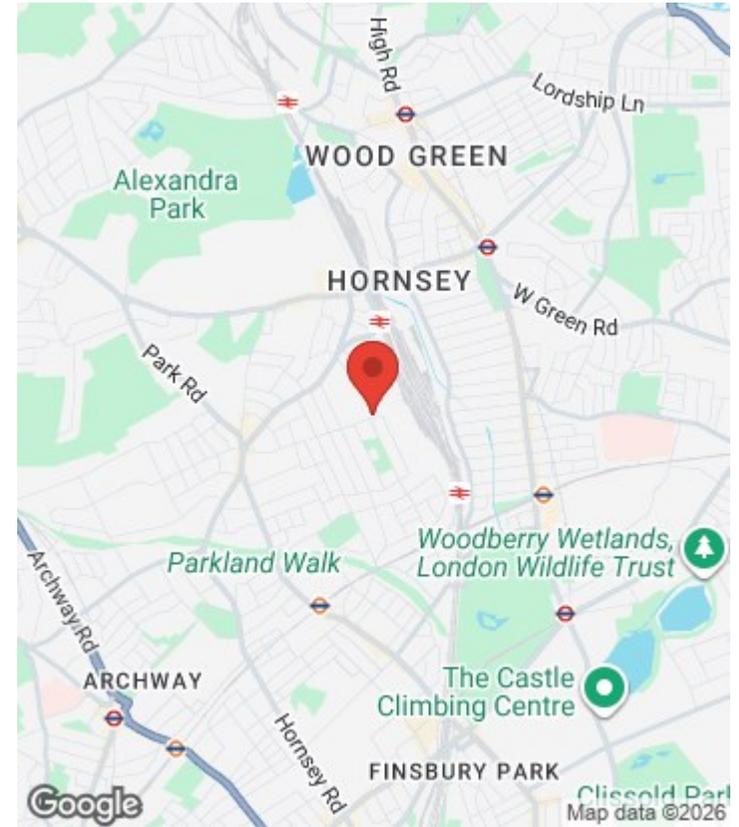
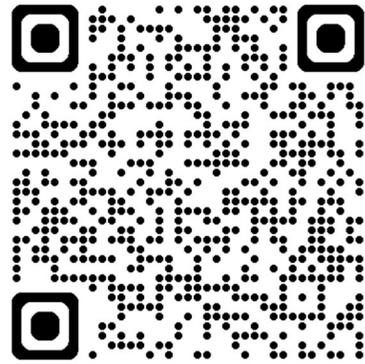
Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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



Flat - Garden

Share of Freehold

**Council:** Haringey

**Council Tax Band:** C

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



<p><b>OFFICE ADDRESS</b>                  12 Topsfield Parade                  Crouch End                  London                  N8 8PR</p>	<p><b>OFFICE DETAILS</b>                  020 8348 5515                  crouchend@castles.london                  https://www.castles.london</p>	<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>102-91m</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>91-81</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>80-69</td> <td>C</td> <td>73</td> <td>77</td> </tr> <tr> <td>55-48</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-34</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td colspan="2">England &amp; Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs				102-91m	A			91-81	B			80-69	C	73	77	55-48	D			39-34	E			21-38	F			1-20	G			Not energy efficient - higher running costs				England & Wales		EU Directive 2002/91/EC	
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