A photograph of a living room. On the left is a dark, ornate fireplace with a mantelpiece holding a vase of flowers and a round mirror. To the right of the fireplace is a white bookshelf filled with books. In the center is a wooden coffee table with a television on top. To the right is a blue sofa. In the background is a bay window with white blinds and a wooden bench. A floor lamp with a blue shade is also visible.

Castles

ASKING PRICE

£315,000

Denton Road

Crouch End, N8 9NT

Castles

PROPERTY SUMMARY

Nestled on the charming Denton Road in N8, this delightful ground floor flat offers a perfect blend of period charm and modern convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertaining. The well-proportioned bedroom is designed to be a tranquil retreat, ensuring a restful night's sleep.

The flat features a thoughtfully designed shower room, catering to all your daily needs with ease. The period architecture adds character and warmth, making this home a unique find in a sought-after area.

Denton Road is known for its friendly community atmosphere and convenient access to local amenities. Residents can enjoy nearby parks, shops, and excellent transport links, making it easy to explore the vibrant surroundings of North London.

This flat is ideal for individuals or couples seeking a comfortable and stylish living space in a prime location. With its appealing features and charming setting, this property is not to be missed.

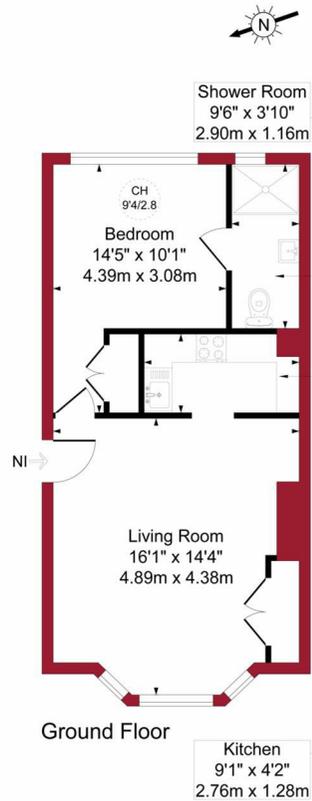
Lease: 97 years remaining from 18 August 2117
Current Service/Maintenance Charge: £850.00 per annum
Ground Rent: £100.00 per annum





Denton Road, London, N8

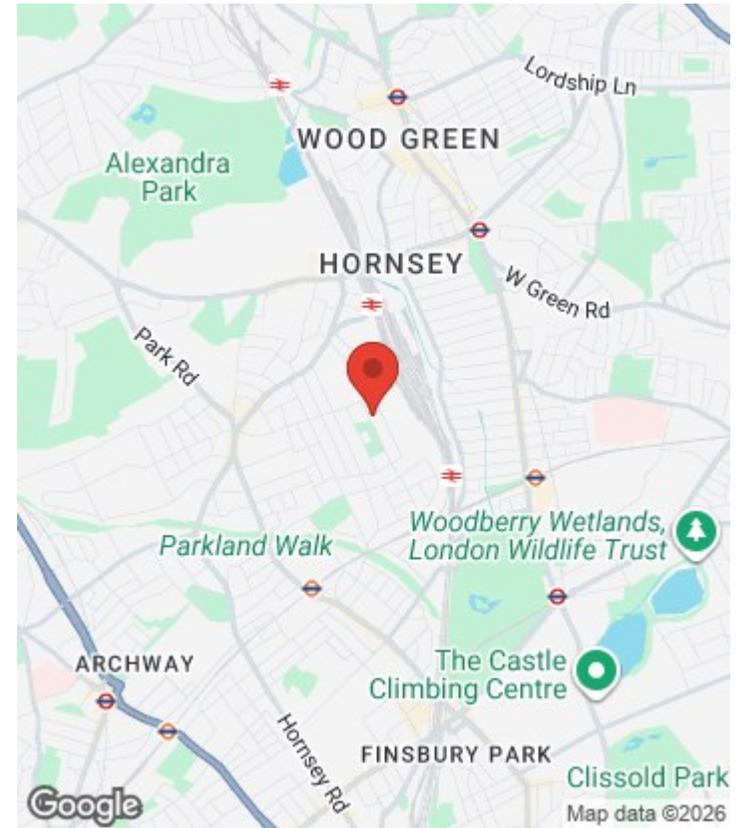
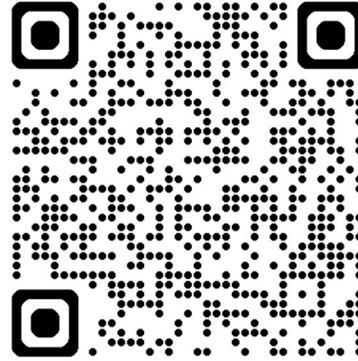
Approximate Gross Internal Area = 429 sq ft / 39.8 sq m



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 - Ground Floor

Leasehold

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



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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (ph1)	A		
81 (ph1)	B		
69 (ph1)	C	72	78
55 (ph1)	D		
39 (ph1)	E		
21 (ph1)	F		
1 (ph1)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	