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**Berkeley House, Tottenham Lane, Crouch End, N8 9FD**



**welcome to**

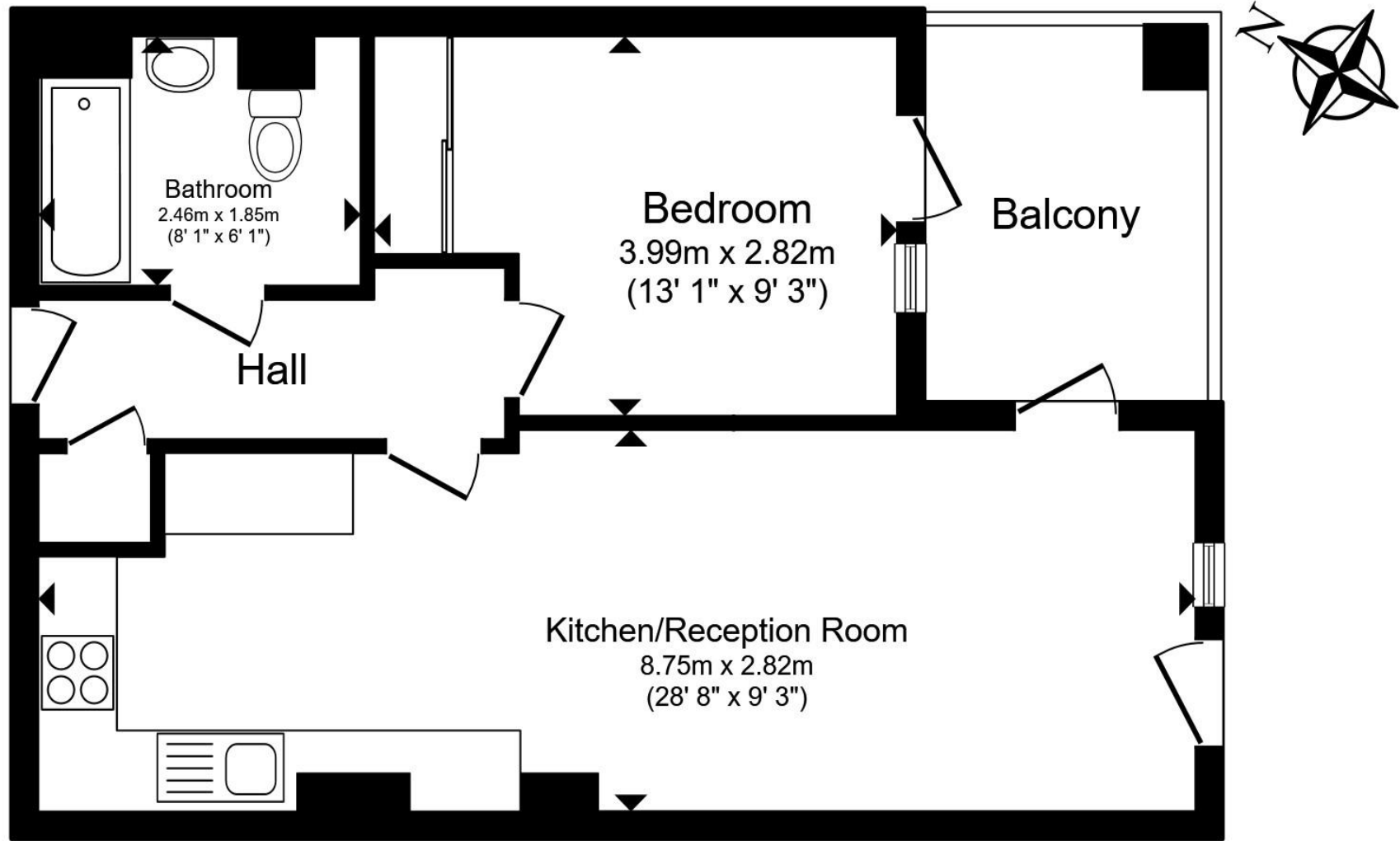
## **Berkeley House Tottenham Lane, London**

A stunning second floor, one bedroom apartment, set within an exclusive boutique development in the heart of Crouch End and Alexandra Palace. Designed for modern and practical living with strong environmental credentials.

The property comprises of an open plan living, dining and kitchen area with doors leading out to a private south-facing balcony, contemporary bathroom and ample storage space. Further benefits include underfloor heating, a German fully fitted kitchen with integrated Bosch appliances, secure intercom entryphone system and bike storage. The property is positioned in a wonderful and vibrant location close to the local shops, cafe's and amenities of Crouch End Broadway and walking distance to Hornsey overground station. Alexandra Palace and Priory Park are also close by providing fantastic open spaces.

Hornsey rail station provides regular trains to the City (Old Street and Moorgate for the Northern Line in 17/19 minutes); Finsbury Park for the Victoria Line and Thameslink (4 minutes); and Highbury & Islington for London Overground (12 minutes). Transport for London has recently shared it's plans to create a new London Overground line from 2027 which will incorporate Hornsey station. It is also well serviced by 41/N41,91/N91, W3, W5 and W7 bus routes connecting to Central London, Finsbury Park, Archway, Turnpike Lane, Tottenham Hale, Alexandra Palace and more.





## Second Floor

Total floor area 44.0 m<sup>2</sup> (474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Berkeley House Tottenham Lane, London

- Boutique Development
- Crouch End Broadway
- One double bedroom
- Private south-facing balcony
- EPC rating A
- Contemporary living
- Excellent transport links

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £1,685.32 Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£400,000**



view this property online [barnardmarcus.co.uk/Property/MUH106098](https://www.barnardmarcus.co.uk/Property/MUH106098)



Property Ref:  
MUH106098 - 0004

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the  
postcode not the actual property