



ASKING PRICE

**£320,000 Leasehold**  
**Rathcoole Avenue**

Crouch End, N8 9LY



## PROPERTY SUMMARY

Set on a side turning off Tottenham Lane is this ground floor, one bedroom conversion. Ideally located within a short walk of Hornsey over-ground station and a leisurely stroll up to Crouch End's vibrant Broadway and landmark clocktower.

Accessed via own front door and further comprising open-planned kitchen reception, three-piece bathroom suite and separate utility area.

The property has been well-maintained by the current owner and it's convenient location provides a multitude of local bus routes to Finsbury Park and beyond.

Lease: 125 years from 25/3/2005 = 104 years remaining

Current Service/Maintenance Charge: Not applicable

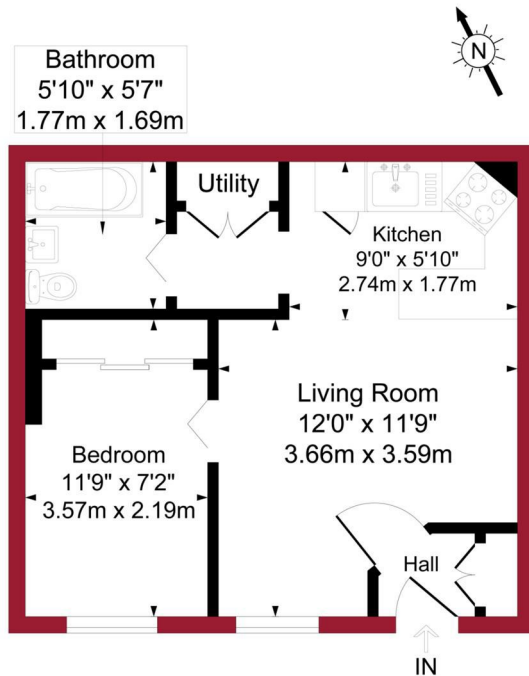
Ground Rent: £150.00 per annum





Rathcoole Avenue, London, N8

Approximate Gross Internal Area = 348 sq ft / 32.3 sq m



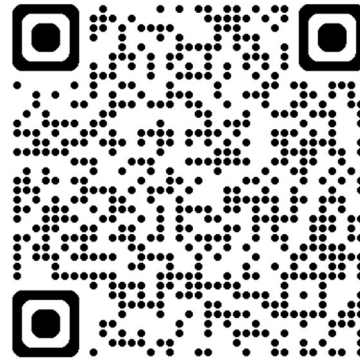
Ground Floor



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 - Ground Floor

Leasehold

**Council:** Haringey

**Council Tax Band:** B

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

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

#### OFFICE DETAILS

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) A                                 |  |                         |                                                                                       |
| (81-91) B                                   |  |                         |                                                                                       |
| (69-80) C                                   |  | 76                      | 79                                                                                    |
| (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 |  |