

# Castles



OFFERS OVER  
£450,000  
Crouch End Hill  
London, N8 8DF

# Castles

## PROPERTY SUMMARY

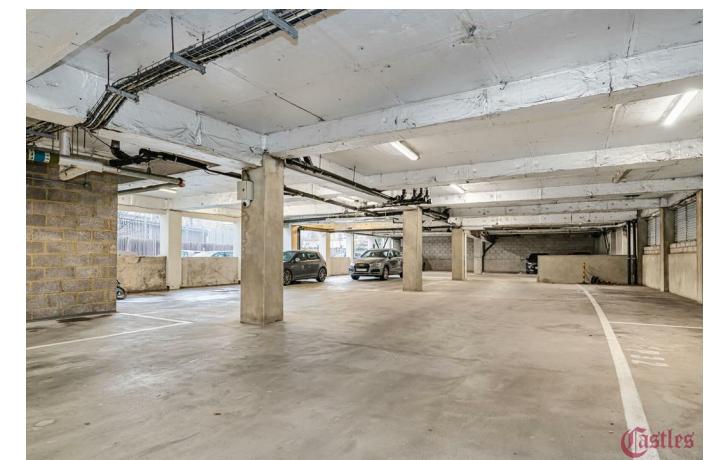
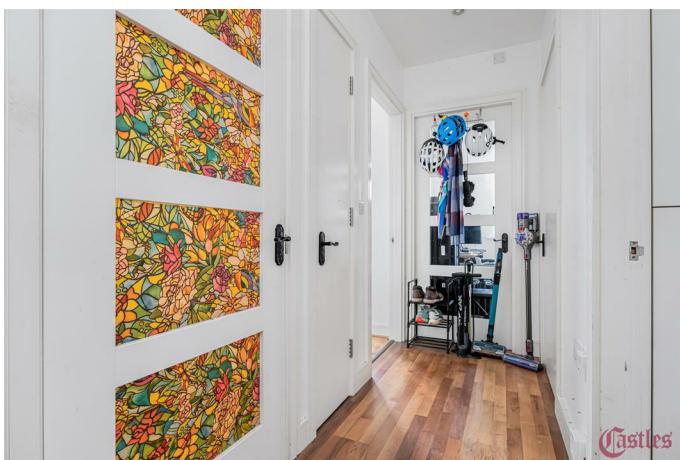
Set on the second floor of this attractive purpose-built block is this light and spacious, two-bedroom apartment. Ideally located in the heart of Crouch End's vibrant Broadway with its array of independent retailers and eateries and offering a variety of local bus routes to Finsbury Park and the City.

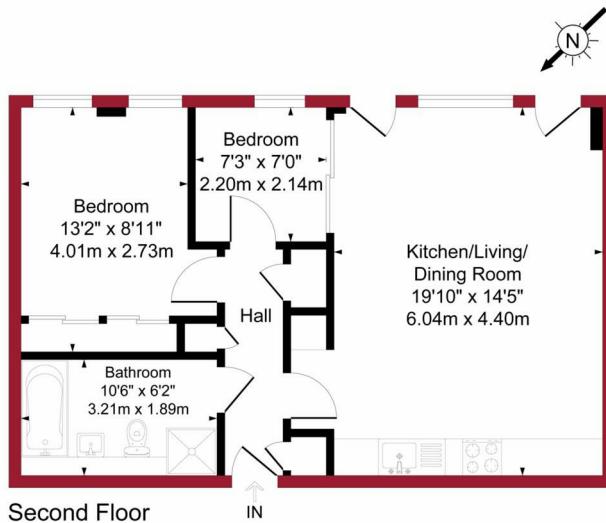
Further comprising open-planned kitchen/reception, four-piece bathroom suite and benefitting from communal rear garden and secure allocated parking. Falling within the catchment of the highly Ofsted Rated Coleridge Primary School and the property will be sold on a chain free basis.

Lease: 965 years remaining (999 years from 13/3/2002)

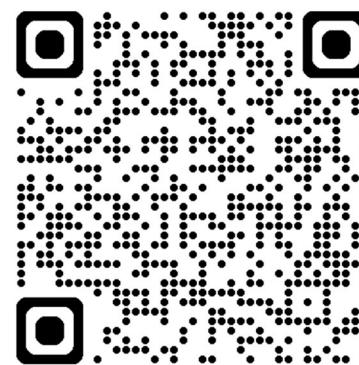
Current Service/Maintenance Charge:  
£1996.00 per annum  
Ground Rent: £275.00 per annum







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



Flat - Second Floor

Leasehold

**Council:** Haringey

**Council Tax Band:** E



PINK PLAN  
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.



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>

