

Castles

ASKING PRICE

£890,000

Felix Avenue

London, N8 9TL



PROPERTY SUMMARY

Castles are delighted to present this exceptionally well-proportioned and immaculately presented split-level, three-bedroom period conversion, occupying the first floor of an attractive end-of-terrace residence. Measuring approximately 91.5 sq m (985 sq ft), this stunning home combines generous living space with an abundance of natural light and elegant period charm.

Ideally positioned on a quiet residential road, just a short stroll from the heart of Crouch End — one of London's most desirable urban villages — the property has been tastefully maintained and stylishly decorated by the current owners. A wealth of original features, including fireplaces, high ceilings and sash windows, are beautifully complemented by sleek contemporary finishes throughout.

The accommodation further comprises a bespoke kitchen, separate dining room, spacious reception room, modern family bathroom, guest w.c. with shower room, and a front-facing balcony.

Perfectly located moments from the vibrant Broadway with its array of independent boutiques, cafés, bars and restaurants, the property also falls within close proximity of the highly regarded Coleridge Primary School.

Offered chain free, we strongly recommend an internal viewing to fully appreciate the space, character, and quality of this exceptional home.

Lease: 999 years from 01/01/1985

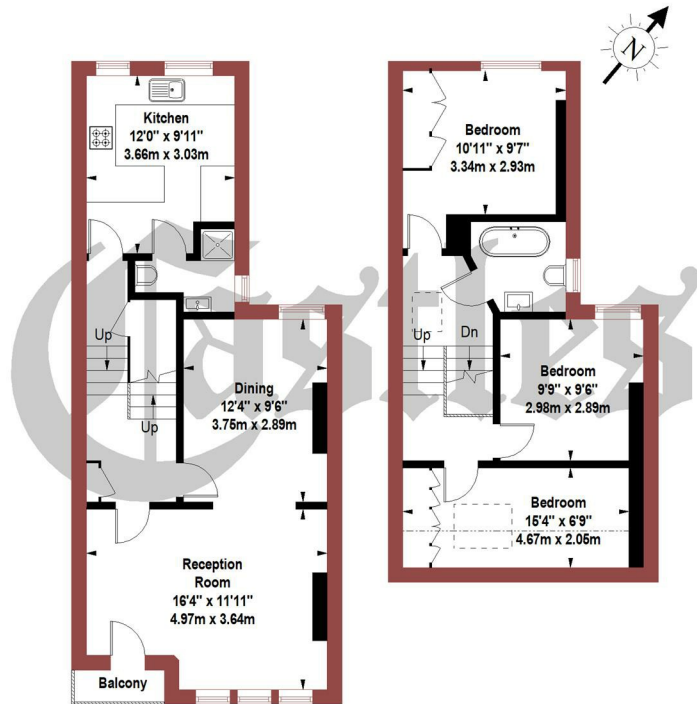
Current Service/Maintenance Charge: Not applicable

Ground Rent: Not applicable





Approx. Gross Internal Area = 91.97 sq m / 990 sq ft

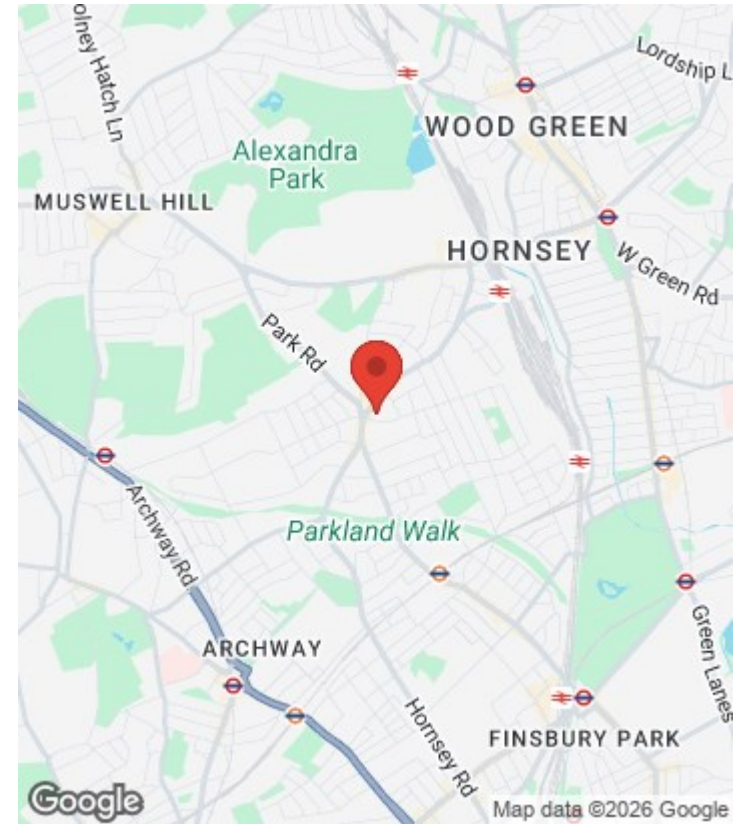
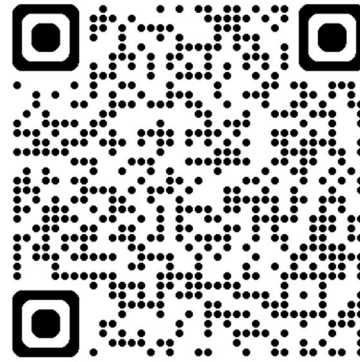


First Floor
Gross Internal
Floor Area 49.61 sq m/ 534 sq ft

Second Floor
Gross Internal
Floor Area 42.36 sq m/ 456 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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



Flat
Share of Freehold
Council: Haringey
Council Tax Band: E

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	75
(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	