

Castles



ASKING PRICE

£800,000

Weston Park

London, N8 9SY

Castles

PROPERTY SUMMARY

Occupying a prime first-floor position within an impressive character residence, this beautifully presented two-bedroom converted flat offers stylish and comfortable living.

Ideally located on the highly sought-after Weston Park, the property is just moments from the vibrant Crouch End Broadway, renowned for its iconic clock tower, independent cafés, and a wide selection of restaurants.

The accommodation comprises a bright reception room, a separate kitchen, and a newly fitted contemporary shower room. A standout feature is the generous roof terrace, which leads down to an L-shaped rear garden, complete with a stunning multi-purpose summer house – perfect for entertaining, working from home, or relaxing.

Excellent transport links are nearby, with numerous bus routes and easy access to Finsbury Park's Overground and Underground stations.

This property will be offered on a chain free basis.

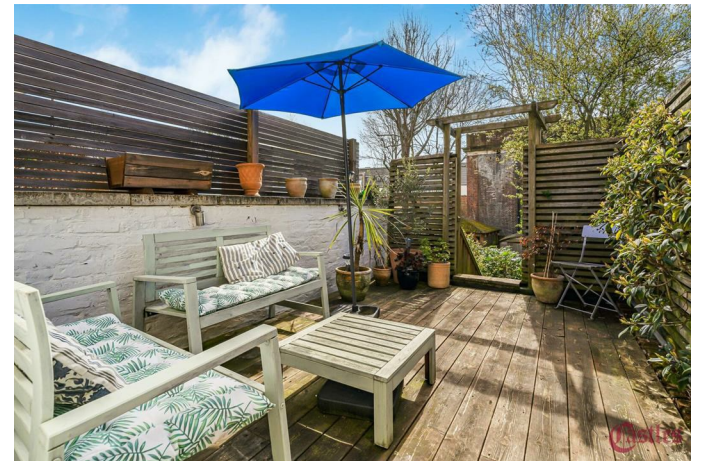
Lease: 999 years from 24/11/1999 = 972 years unexpired

Current Service/Maintenance Charge: Ad-hoc

Ground Rent: Not applicable

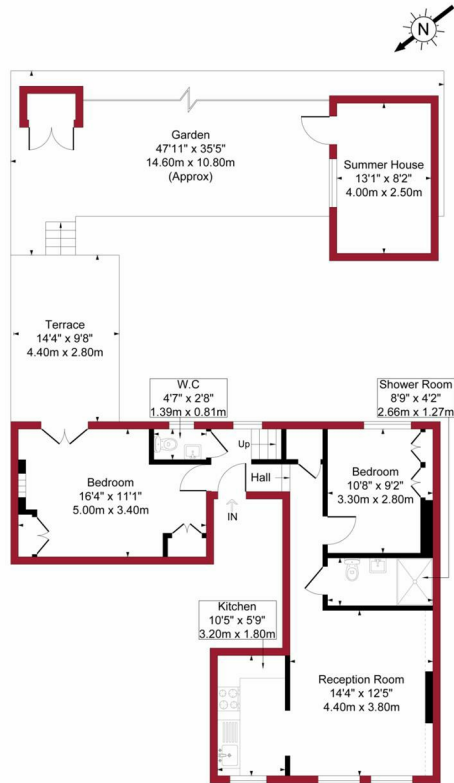
Building insurance: £550 P/A contribution





Weston Park, London, N8

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m



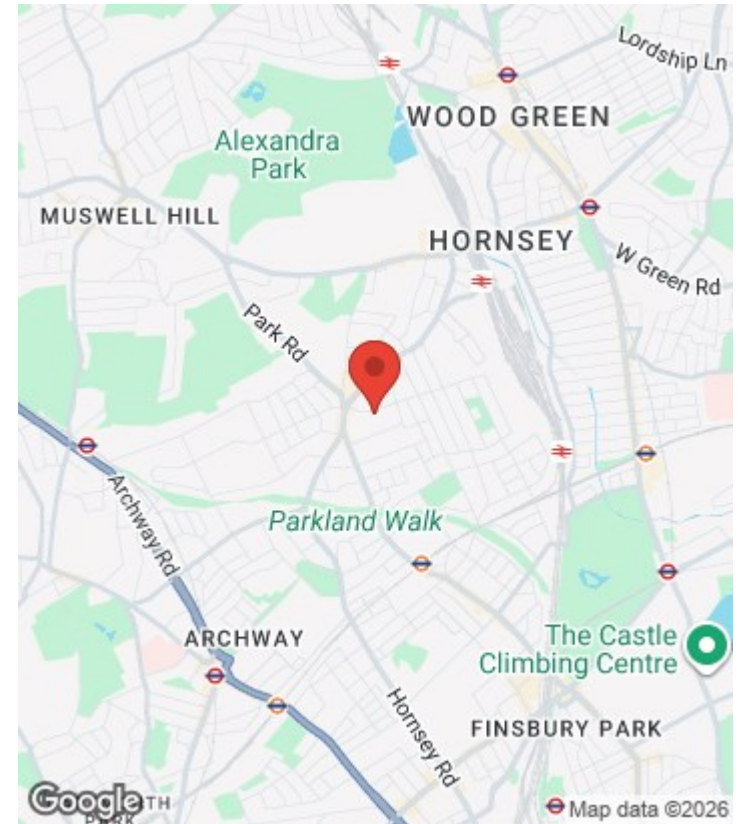
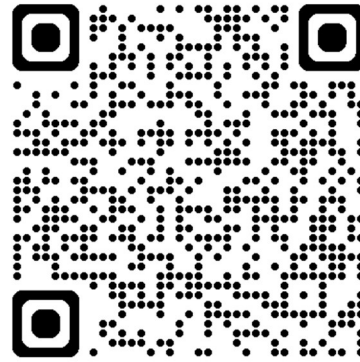
First Floor
Gross Internal
Floor Area 774 sq ft / 71.9 sq m



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

Leasehold

Council:

Council Tax Band: F

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

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Crouch End
London
N8 8PR

OFFICE DETAILS

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crouchend@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m ² A			
91-81kWh/m ² B			
80-69kWh/m ² C			
55-48kWh/m ² D		64	75
39-34kWh/m ² E			
21-38kWh/m ² F			
1-20kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	