



ASKING PRICE

£415,000 Leasehold
Birkbeck Road

Crouch End, N8 7PG



PROPERTY SUMMARY

Set on the first floor of this attractive period mansion block is this light and airy two-bedroom apartment with balcony. Conveniently located within a short walk of the green open spaces of Priory and Alexandra Park and Crouch End's vibrant Broadway with its array of independent retailers and eateries.

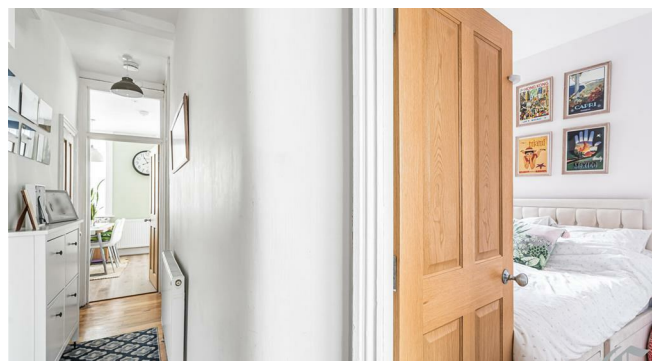
Further comprising separate reception, bathroom and modern kitchen/diner.

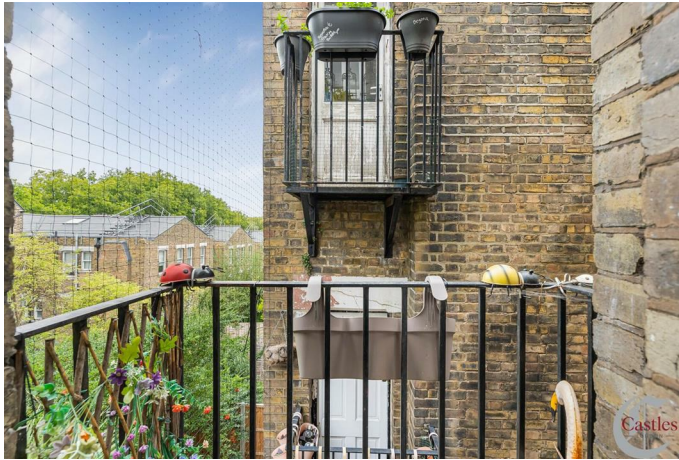
Transport is provided by local bus routes and nearby Hornsey Over-ground station providing a fast and effective commute to the City.

Lease: 99 years from 3/10/2011

Current Service/Maintenance Charge: £2,210.00 per annum

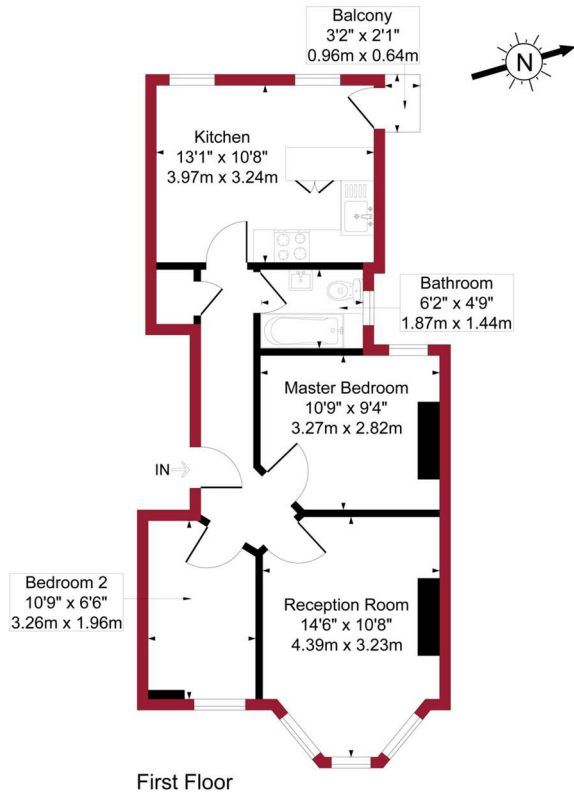
Ground Rent: £100.00 per annum





Birkbeck Road, London, N8

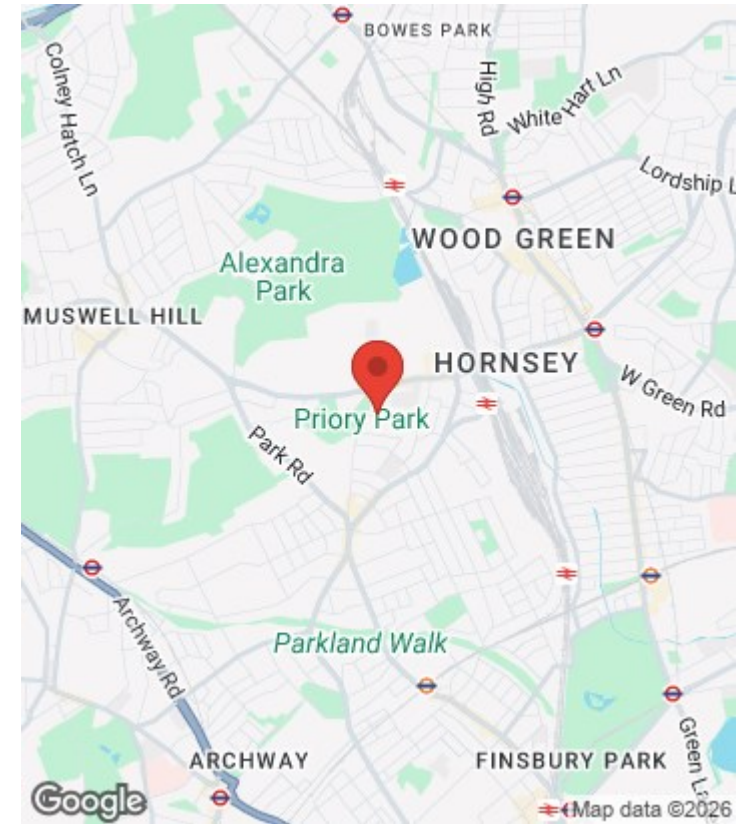
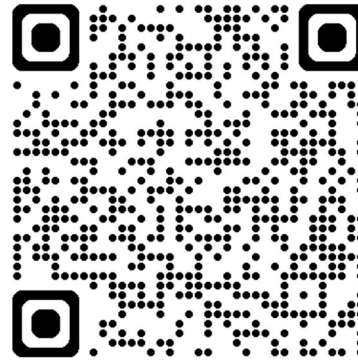
Approximate Gross Internal Area = 575 sq ft / 53.4 sq m



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 - First Floor

Leasehold

Council: Haringey

Council Tax Band: C

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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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
(81-91) B			
(69-80) C		77	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	