

# Castles



ASKING PRICE

**£565,000** Share of Freehold  
Crescent Road

London, N8 8AT

## PROPERTY SUMMARY

Set within this attractive purpose-built block is this light and spacious, two-bedroom apartment. Situated on the preferred Highgate side of Crouch End on the idyllic Crescent Road and within a short stroll of The Broadway with its array of retailers and eateries. Further comprising kitchen, three-piece bathroom suite and generous reception leading onto private 16ft rear facing balcony. Further benefitting from access to tranquil communal gardens, own garage and generous communal roof terrace currently being upgraded to enhance the outdoor experience. Positioned within the catchment for the highly Ofsted Rated Coleridge Primary school and transport is provided by a plethora of local bus routes and nearby Highgate and Archway underground stations.

The property will be sold on a chain free basis.

Lease: 999 years from 1st June 1982 (955 years remaining)

Current Service/Maintenance Charge: Circa £3000.00 p/a

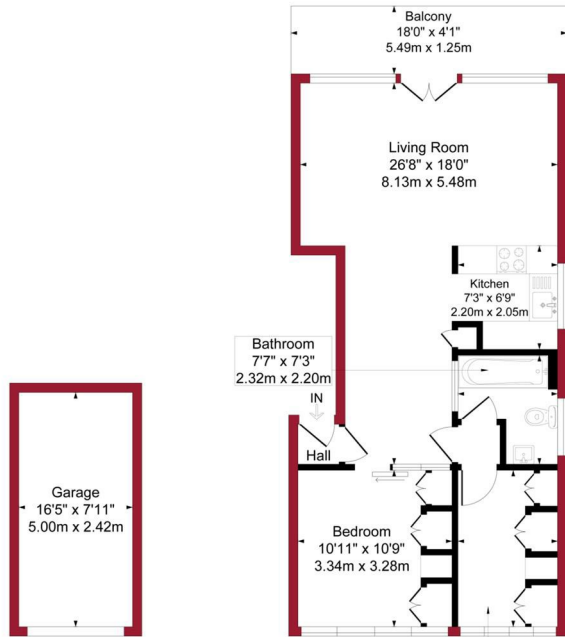
Ground Rent: N/A





Crescent Road, London, N8

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m  
(including Garage)



Garage  
Gross Internal  
Floor Area 130 sq ft / 12.1 sq m

Second Floor  
Gross Internal  
Floor Area 647 sq ft / 60.1 sq m

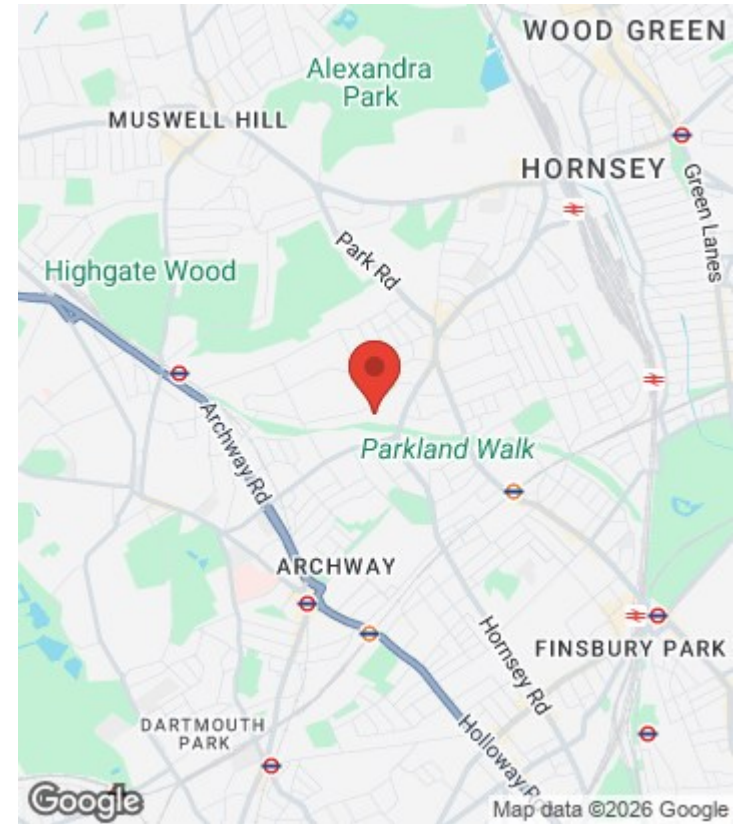
Bedroom  
10'11" x 6'11"  
3.34m x 2.12m



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

Share of Freehold

**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**

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			
(92-101) A			
(81-91) B			
(69-80) C		77	81
(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	