



Castles

ASKING PRICE

£550,000

Barrington Road

London, N8 8QX

Castles

PROPERTY SUMMARY

This beautifully presented one-bedroom, ground floor period conversion has been refurbished to a high standard by the current owner and is offered chain-free.

The property features a stylish, well-designed open-plan kitchen and reception area, which opens directly onto a charming private rear garden, perfect for both relaxing and entertaining. The bedroom benefits from fitted wardrobes, while additional storage is thoughtfully integrated throughout.

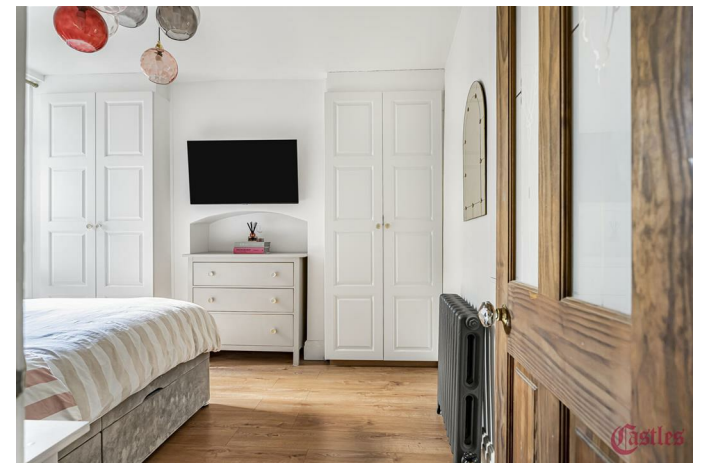
Set on a quiet residential street, the home is ideally located close to a range of local amenities, including Park Road swimming pool and gym, and offers excellent transport links into the City and West End. The green open spaces of Priory Park are just moments away, and the vibrant cafés, shops, and restaurants of Crouch End's historic Broadway are within easy reach.

Lease: 189 years from 29/9/1987

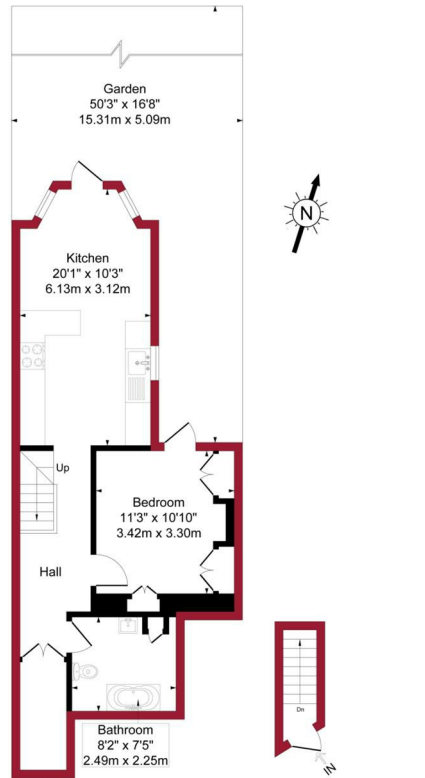
Current Service/Maintenance Charge: £2,530.00 per annum including additions to reserve fund

Ground Rent: Not applicable





Barrington Road, London, N8 Approximate Gross Internal Area = 544 sq ft / 50.5 sq m



Ground Floor
Gross Internal
Floor Area 522 sq ft / 48.5 sq m

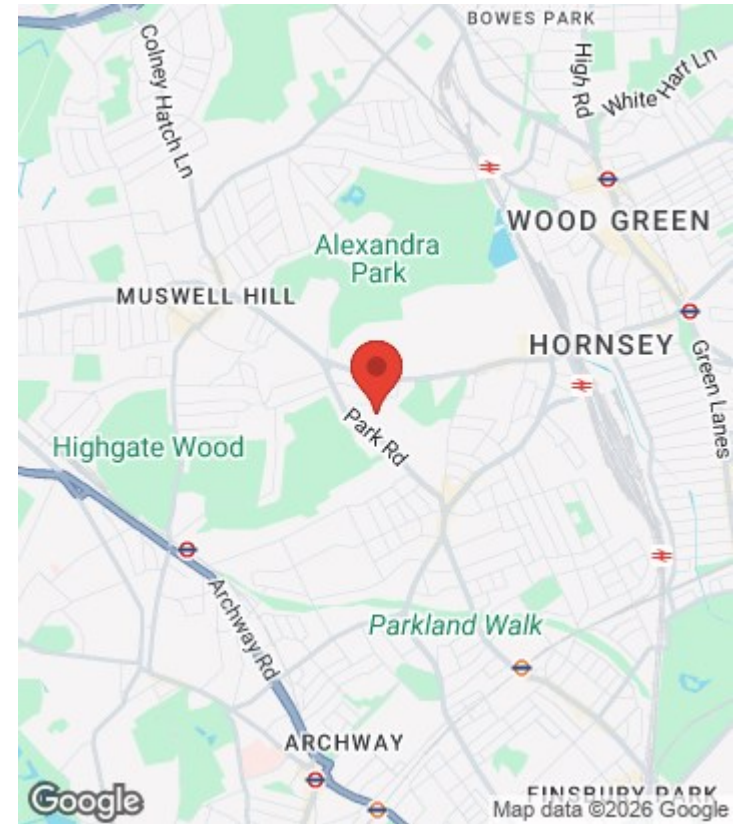
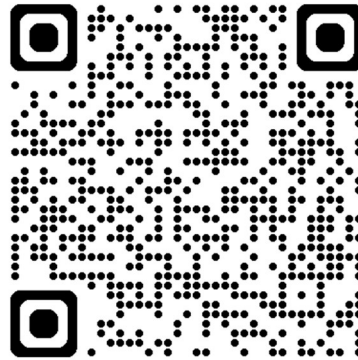
Higher Ground Floor
Gross Internal
Floor Area 22 sq ft / 2.0 sq m



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 - Garden

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

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			
(12-15)	A		
(16-20)	B		
(21-25)	C		78
(26-30)	D	62	
(31-35)	E		
(36-40)	F		
(41-45)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			