

Castles



ASKING PRICE

£599,000 Village Apartments

The Broadway

Crouch End, N8 8DR

Castles

## PROPERTY SUMMARY

Set within a prestigious development in the heart of one of London's premier urban villages, is this contemporary, two-bedroom, second floor apartment. With Crouch End Broadway on your doorstep offering a variety of eateries and retailers and providing a multitude of local bus routes to nearby Archway and Finsbury Park stations.

The property offers an abundance of natural light and space and further comprises open-planned kitchen/reception, en-suite to principal bedroom and additional family bathroom. Further benefits from front and rear access, internal elevator, allocated parking and generous communal terrace (currently under re-construction).

Lease: 976 years from (09 August 3001)

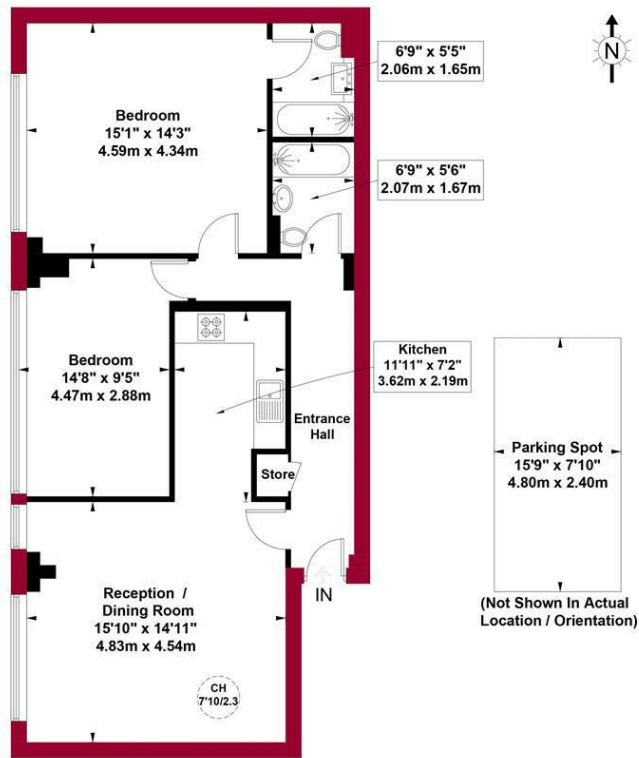
Current Service/Maintenance Charge: £3760.00 per annum

Ground Rent: £100.00 per annum



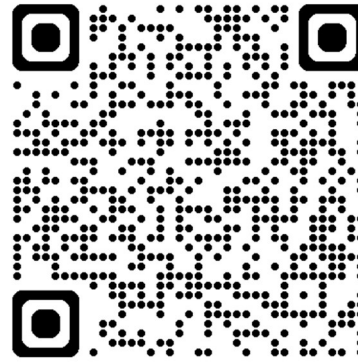


Village Apartments, N8 Approximate Gross Internal Area = 862 sq ft / 80.1 sq m



Second Floor

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



Flat - Second Floor  
Leasehold  
**Council:** Haringey  
**Council Tax Band:** E



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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		82	83
(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	