



Castles

ASKING PRICE

£575,000

Nelson Road

London, N8 9RU

Castles

## PROPERTY SUMMARY

Set on a popular residential turning off Weston Park, this beautifully presented two-bedroom, split-level period conversion occupies the first floor of a well-maintained period property. Lovingly cared for by the current owners, the home blends charming original features with a light and airy modern feel. Ideally located just a short stroll from the vibrant Crouch End Broadway, and within the catchment of the highly rated Weston Park and Rokesly Primary Schools (Ofsted-rated 'Outstanding'), the property offers a perfect setting for families and professionals alike.

The accommodation comprises a bright and spacious reception room, a well-appointed kitchen and a stylish three-piece bathroom suite. Both bedrooms are generously sized, making the most of the natural light throughout.

A perfect opportunity to own a character-filled home in one of North London's most desirable neighbourhoods.

Share of Freehold

Lease: 957 remaining (999 years from 25/3/1984)

Current Service/Maintenance Charge: Not applicable

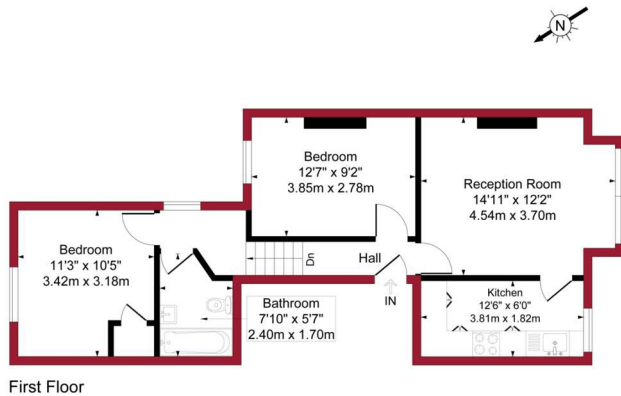
Ground Rent: Not applicable



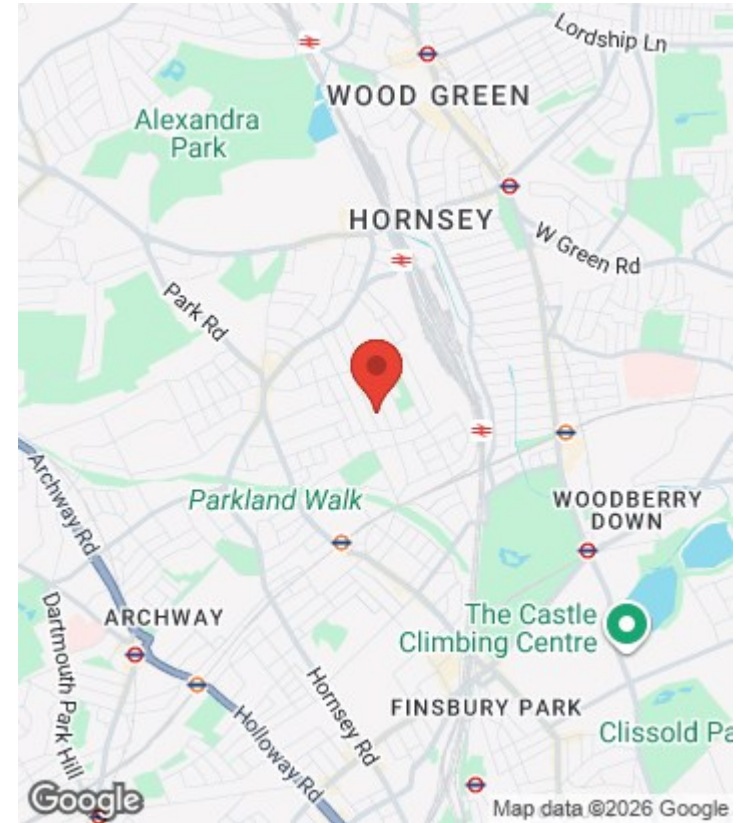
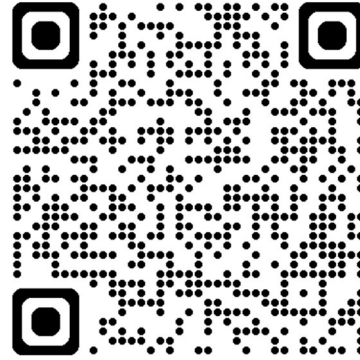


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Approximate Gross Internal Area = 597 sq ft / 56 sq m



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



Flat - First Floor

Share of Freehold

**Council:** Haringey

**Council Tax Band:** C

PINK PLAN

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.

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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

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