

Castles



ASKING PRICE

£450,000

Hillfield Avenue

London, N8 7DS

Castles

## PROPERTY SUMMARY

Set on a popular residential turning is this two-bedroom, period conversion. Occupying a position on the first floor of this period residence and situated within walking distance to Crouch End's vibrant Broadway with its array of independent retailers and eateries.

Further comprising open-planned kitchen/diner, three-piece bathroom suite and access to private terrace and stairs down to own private section of rear garden.

Transport is provided by a choice of local bus routes and nearby Hornsey station providing a fast and effective commute to The City.

The property will be sold on a chain free basis.

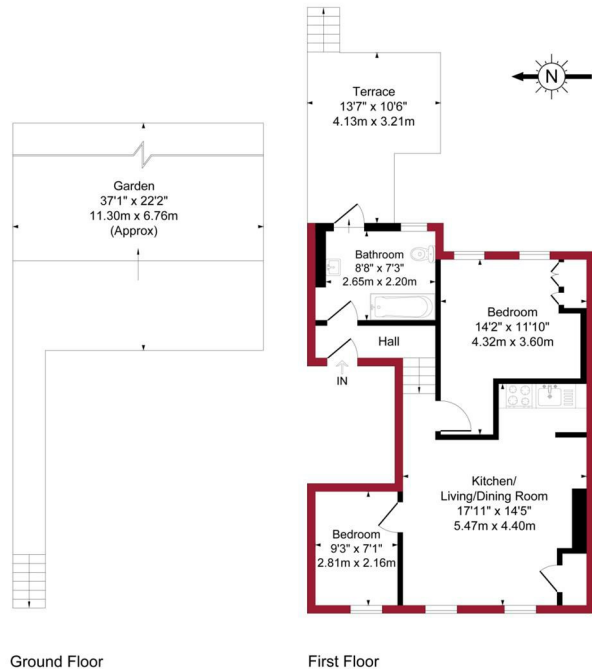
Lease: 99 years from 14th October 1977  
Current Service/Maintenance Charge: Not applicable  
Ground Rent: Not applicable



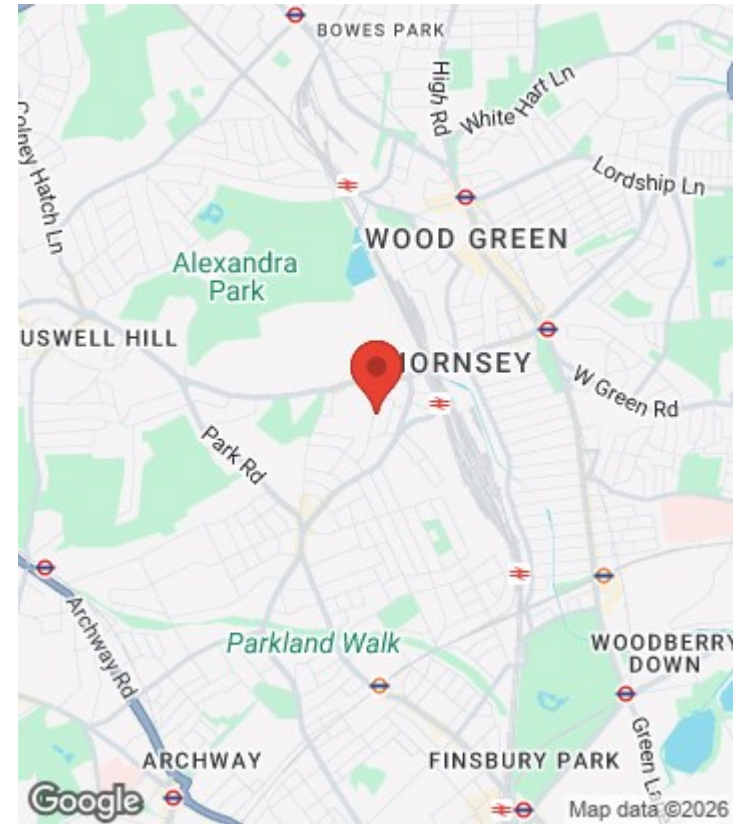
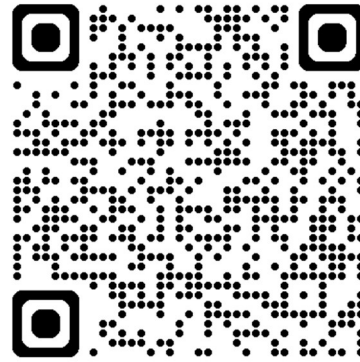


Hillfield Avenue, Crouch End, N8

Approximate Gross Internal Area = 561 sq ft / 52.0 sq m



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



Flat - Garden

Share of Freehold

**Council:** Haringey

**Council Tax Band:** B



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.



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			
(92-100) A			
(81-91) B			
(69-80) C		72	78
(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	