

ASKING PRICE

£829,000

Farnfield Close

London, N8 9FH

PROPERTY SUMMARY

Occupying a prominent position within Crouch End's premier development, this beautifully presented two double-bedroom luxury apartment is set in the very heart of Crouch End, directly behind the iconic Hornsey Town Hall.

Situated on the lower ground floor, the apartment boasts an impressive and practical layout with a westerly facing circa 375 sqft rear garden. The accommodation further comprises a spacious open-plan kitchen/reception room, a family bathroom, and principal suite with dressing area and en-suite shower room, alongside ample built-in storage and utility cupboard.

This prestigious residence seamlessly blends the very best of contemporary design with the striking Art Deco heritage of the restored Town Hall. Interior finishes include chevron wooden flooring, terrazzo-inspired surfaces, and beautifully appointed Art Deco-style bathrooms, creating a refined yet characterful living environment.

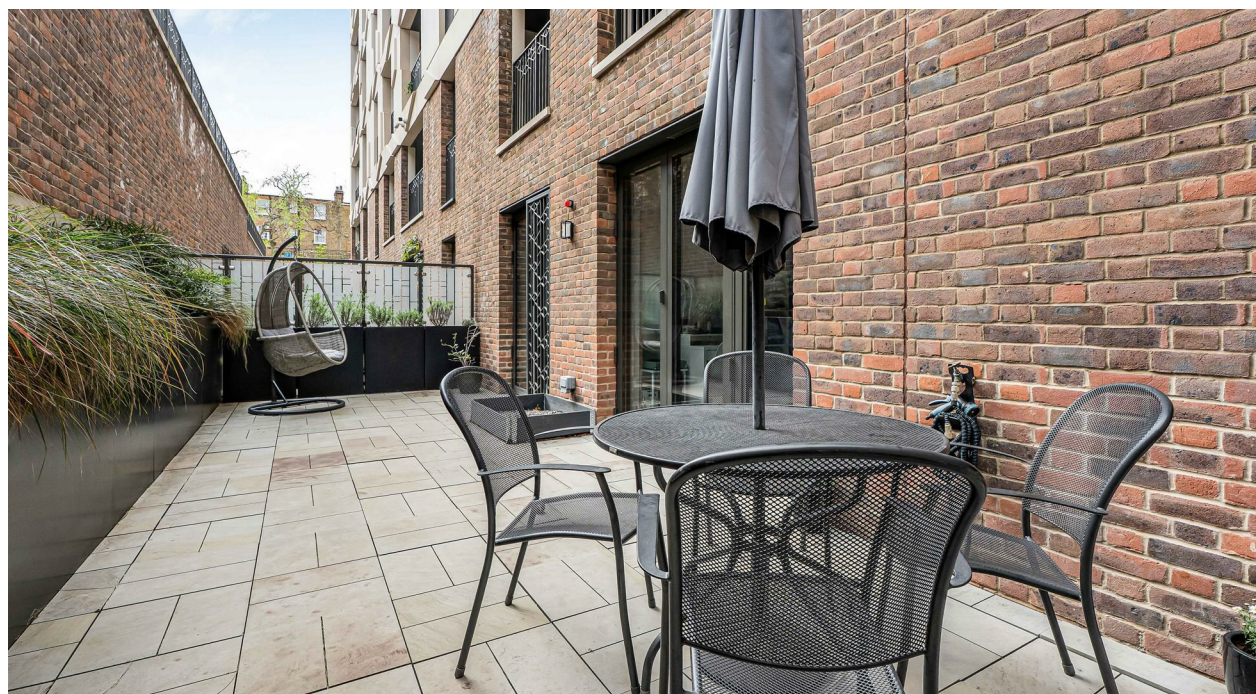
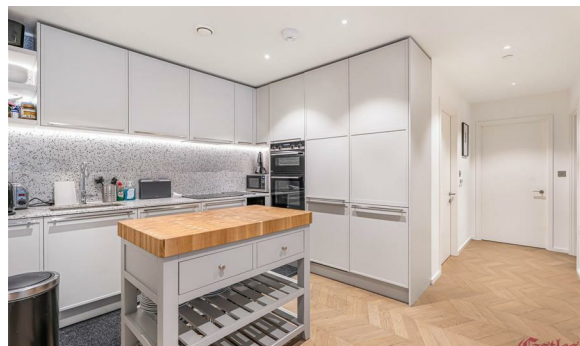
Crouch End itself offers an array of independent retailers, cafés, and renowned eateries, while excellent transport links are provided via nearby stations including Finsbury Park station, Highgate Underground Station, and Archway Underground Station, as well as a variety of local bus routes, ensuring a convenient commute to both the City and West End.

An exceptional opportunity to acquire a landmark residence in one of North London's most desirable settings.

Lease: 122 years unexpired (Expiry 2148 – 125 years from 2023)

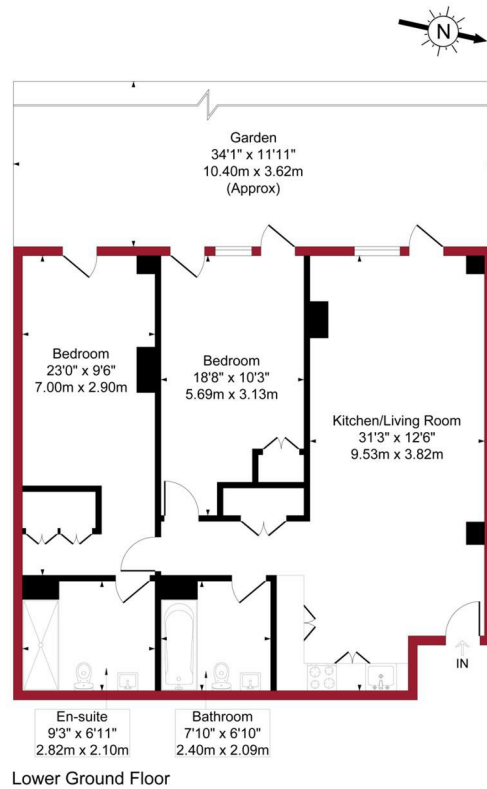
Current Service/Maintenance Charge: £4,616.00 per annum plus £780.94 Building Insurance

Ground Rent: Not applicable





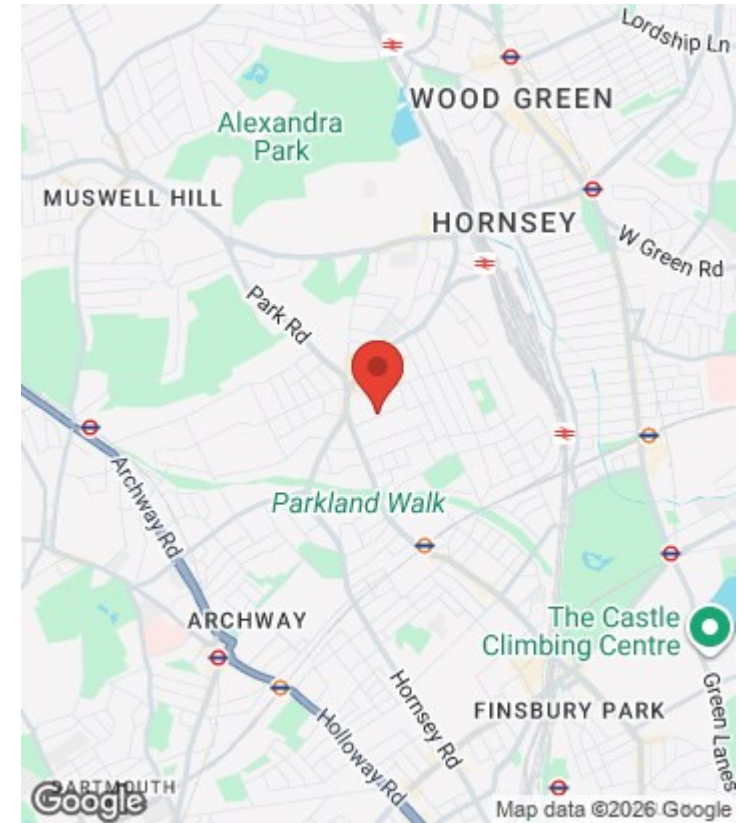
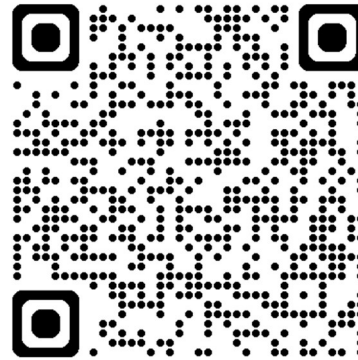
Ayres House, 2 Farnfield Close, London, N8 Approximate Gross Internal Area = 1016 sq ft / 94.3 sq m



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 - Ground Floor

Leasehold

Council: Haringey

Council Tax Band: F

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			
A	(12-14)		
B	(15-17)		
C	(18-20)		
D	(21-23)		
E	(24-26)		
F	(27-29)		
G	(30-35)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			