



ASKING PRICE

£650,000

Park Avenue North

Crouch End, N8 7RS

PROPERTY SUMMARY

A spacious and character-filled, two double bedroom garden conversion, benefiting from own private front door. The property further comprises kitchen, reception room, bathroom, and basement storage. Occupying the ground floor of this imposing end-of-terrace corner building, it is ideally positioned on a highly favoured, tranquil, tree-lined avenue, just moments from Alexandra and Priory Parks.

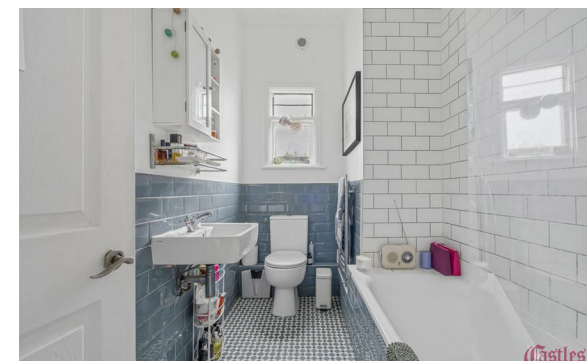
A wide array of sought-after amenities can be found nearby along High Street Hornsey, Crouch End Broadway, and Muswell Hill Broadway. Excellent transport links are easily accessible via local bus routes and both Hornsey and Alexandra Palace stations, providing convenient access to the City and West End.

Offered with no onward chain.

Lease: 147 years unexpired (150 years from 2023)

Current Service/Maintenance Charge: Not applicable

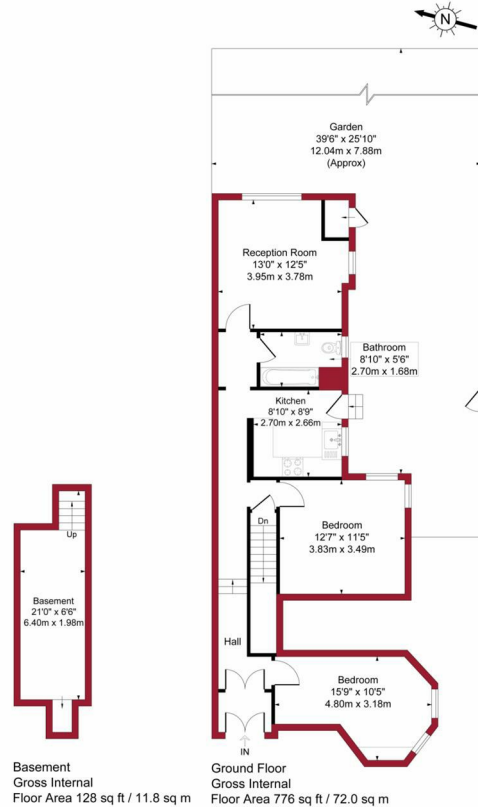
Ground Rent: £400.00 per annum





Park Avenue North, London, N8

Approximate Gross Internal Area = 904 sq ft / 83.8 sq m
(Including Basement)

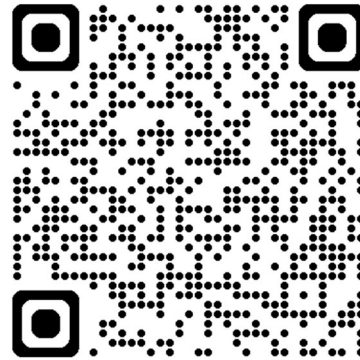


PINK PLAN

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.

Castles

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

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-101)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			