



Castles

ASKING PRICE

£425,000

Hillfield Avenue

London, N8 7DN

Castles

## PROPERTY SUMMARY

Set on the first-floor of this period residence is this well-presented, two bedroom converted flat. Ideally positioned on a quiet residential road within a short walk to Hornsey over-ground station and Crouch End's vibrant Broadway and within the catchment of the highly rated Rokesly Primary school.

Further comprising three-piece bathroom suite, generous kitchen leading directly onto a light filled reception room with wooden flooring and feature fireplace.

The property will be sold on a chain free basis.

Lease: 125 years from 29/9/1985. (84 years remaining)

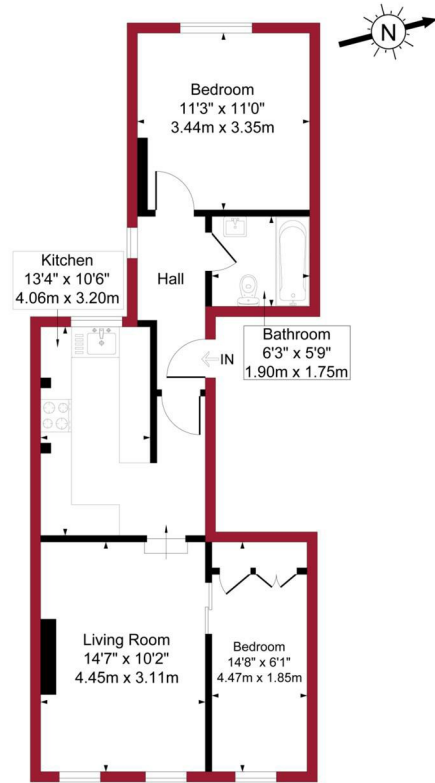
Current Service/Maintenance Charge: £115.27 per annum

Ground Rent: £175.00 per annum





Hillfield Avenue, Crouch End, N8 Approximate Gross Internal Area = 591 sq ft / 54.9 sq m



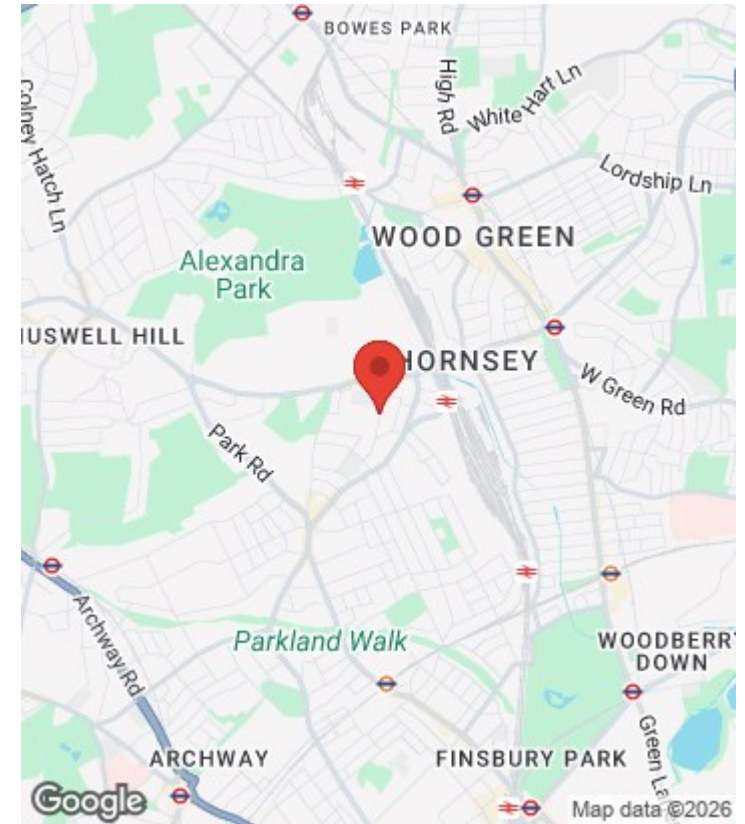
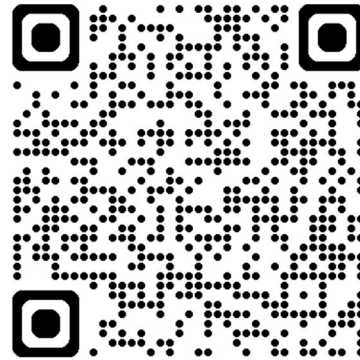
First Floor



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 - First Floor

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**

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			82
(69-80) C		73	
(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	