



# TAYLOR GIBBS

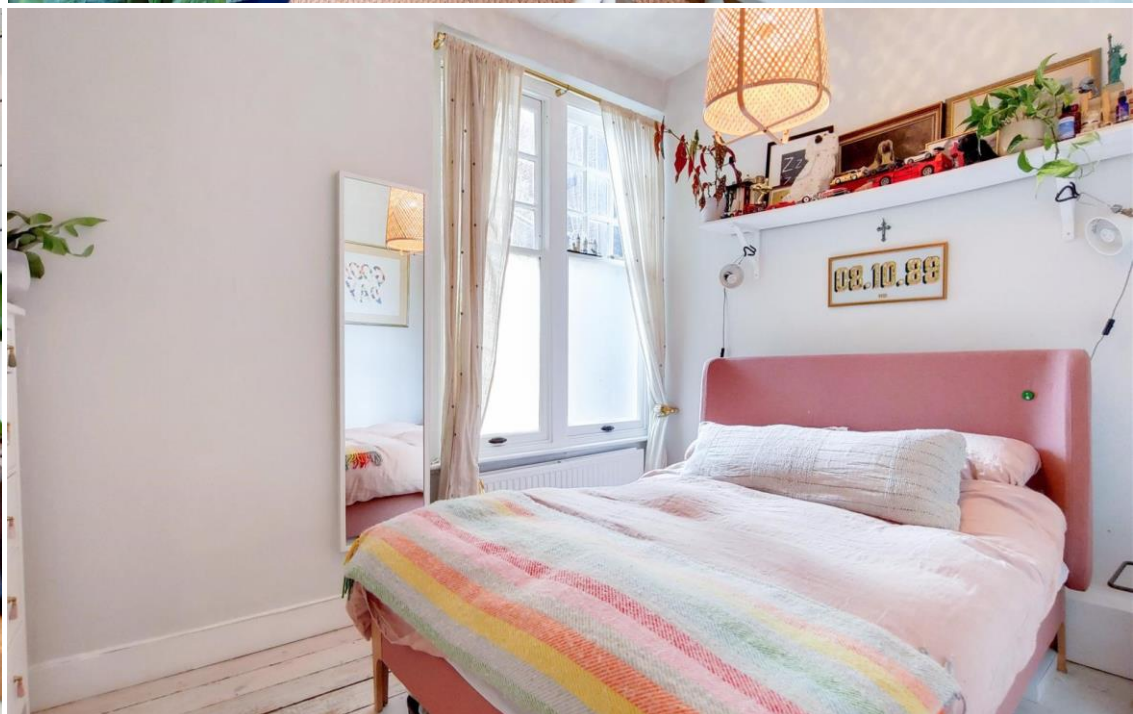
Residential Sales, Lettings & Management Agents

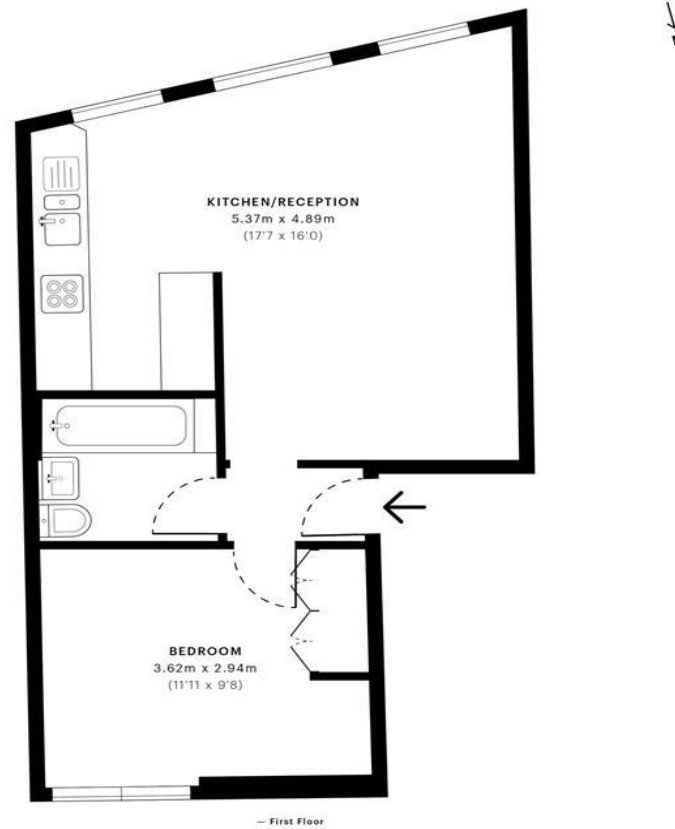
Fairfield Gardens, London N8  
Price £375,000 - Share of Freehold



This stunning one double bedroom flat is located in the heart of Crouch End. Flooded with natural light, the property comprises of a large open plan south facing reception, fully fitted kitchen, large double bedroom and bathroom. The property also benefits from wooden floors throughout, high ceilings and large original sash windows that let in an abundance of natural light. The flat has a Share of the Freehold and is moments` walk from all the local amenities Crouch End has to offer.

Council Tax: London Borough of Haringey - Band C  
Approx. Floor Area: 427 sqft (39.67 sqm)  
Remaining Lease Term: 67 years  
Annual Service Charge: £378.38 - Payable Yearly  
Annual Ground Rent: £0





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
39.72 sqm / 427.54 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head heights  
38.47 sqm / 414.09 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 40.58 sqm / 436.80 sqft  
IPMS 3C RESIDENTIAL 39.40 sqm / 424.10 sqft

spec id: 5f1e8714626350a3881ad0a





