



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Crouch Hill, Crouch End, N8
Price £500,000 - Share of Freehold

A two bedroom top floor purpose built apartment with lift access, situated within close walking distance to Crouch Hill Overground Station. Benefiting from wooden floors throughout and beautiful tree top views overlooking Parkland Walk, the accommodation comprises a spacious reception room, separate kitchen, two bedrooms and a bathroom. Further benefits include a single garage, double glazed windows throughout, a communal garden and a communal roof terrace, with far reaching views across central London. The property is ideally located within a short walk from the multiple amenities of Crouch End Broadway.

Material Information:

The property is held on a 999 year lease from the 1st April 1998. The annual ground rent is peppercorn and the annual service charge is £1,100, payable annually. This payment includes the properties contribution towards the annual buildings insurance and administration costs. The building is self managed by the owners.

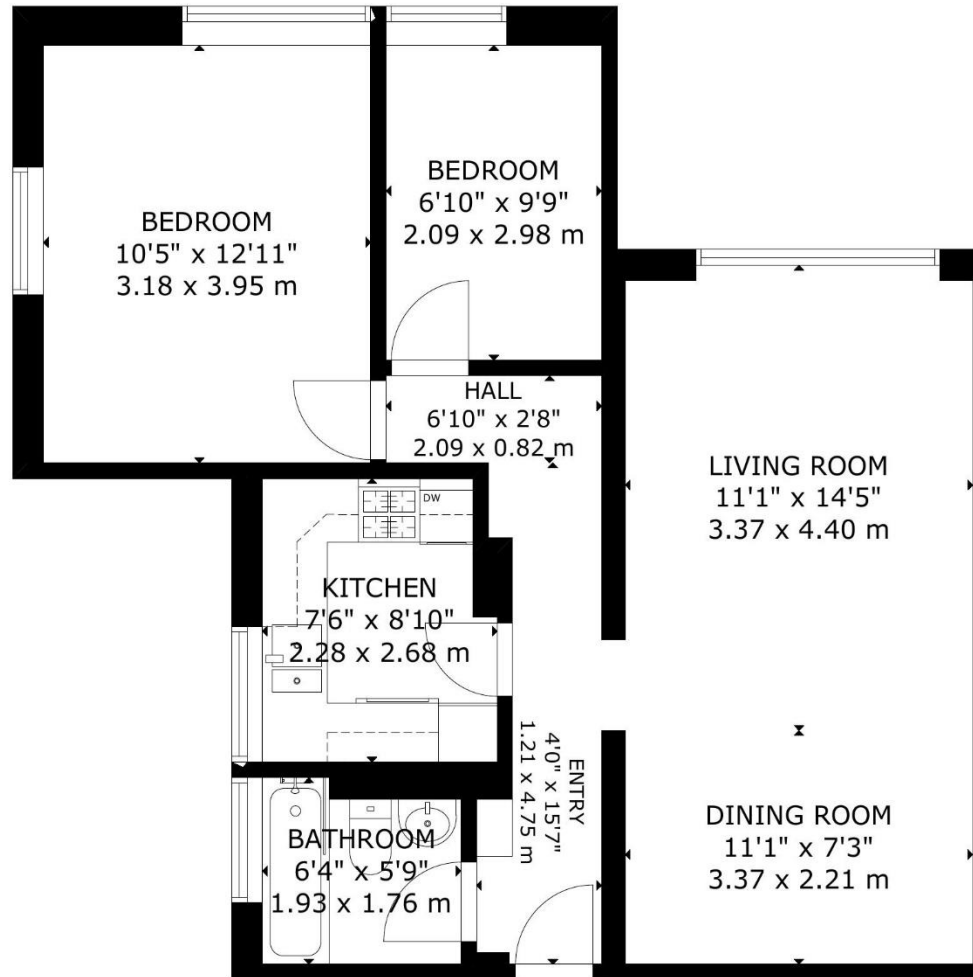
The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. As well as the single garage, CPZ street parking is available on Crouch Hill. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band D
Approx. Floor Area: 682 sqft (63.36 sqm)
Remaining Lease Term: 973 years
Annual Service Charge: £1,100



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GROSS INTERNAL AREA
 TOTAL: 63 m²/682 sq.ft
 3RD FLOOR: 63 m²/682 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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