

TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Crescent Road, Crouch End, N8
Price £395,000 - Share of Freehold

A spacious one bedroom, ground floor purpose built apartment overlooking beautifully maintained communal gardens, ideally situated in a peaceful cul-de-sac within easy walking distance of Crouch End Broadway. The property offers generous accommodation throughout and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. The accommodation comprises a spacious reception room with pleasant views over the communal gardens, a separate fitted kitchen, a well proportioned double bedroom and a bathroom. Further benefits include attractive parquet wood flooring throughout, double glazed windows and access to extensive, well maintained communal gardens, providing a lovely green outlook and outdoor space for residents to enjoy. Ideally positioned for the vibrant shops, cafés, restaurants and amenities of Crouch End Broadway, the property is also within easy reach of Highgate and Archway Underground stations. The leafy surroundings of the Parkland Walk are just moments away, offering beautiful walking and cycling routes.

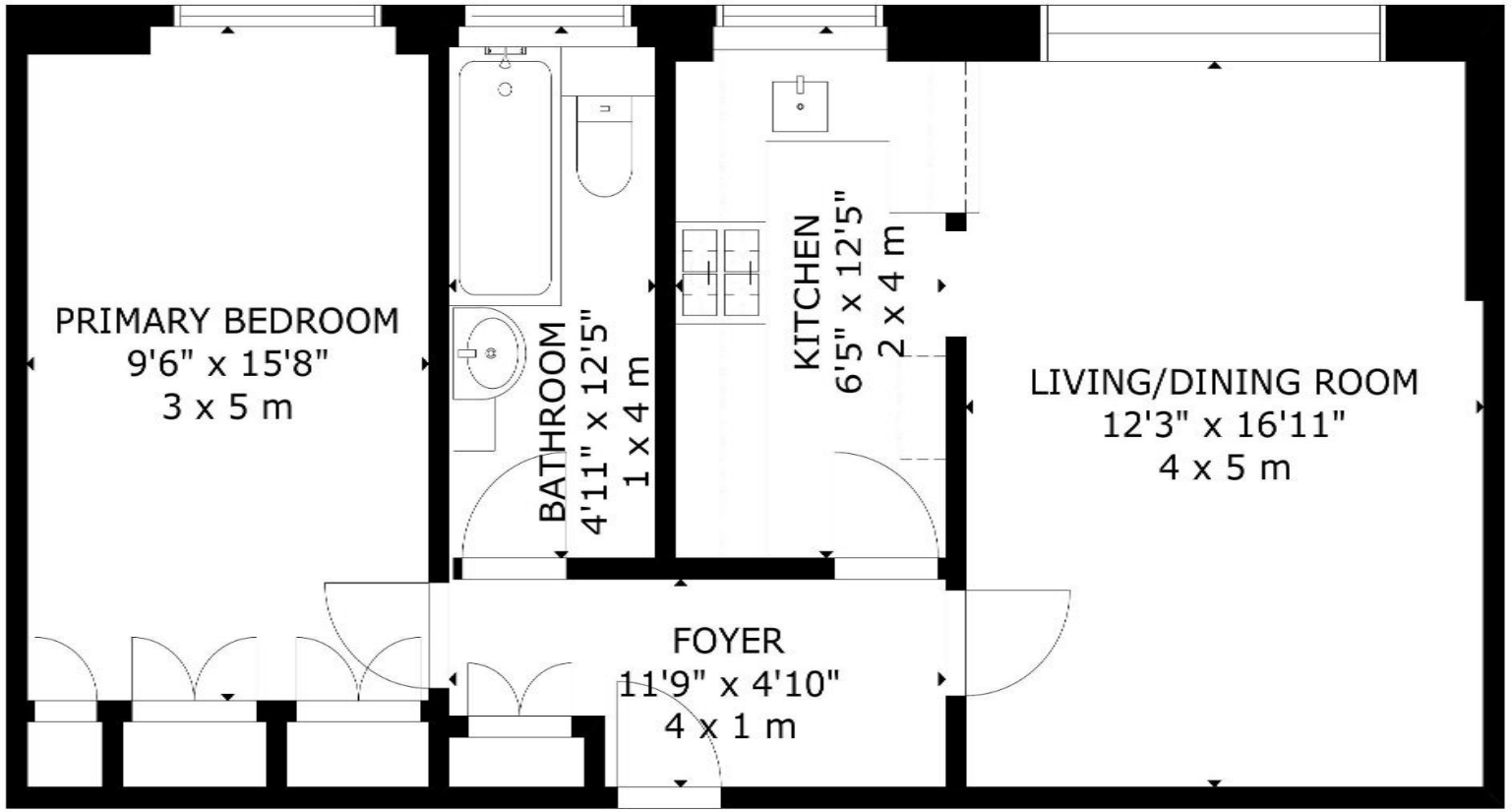
Material Information:
The property is held on a 999 year lease from the 25th December 1985. The annual service charge is £1,437.00 and the annual ground rent is peppercorn. The service charge is payable annually. The building is managed by Property Maintenance & Management Services.
The property has electricl heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, gas, and mains water and sewerage. Street CPZ parking is available. Mobile phone coverage is available in the property.

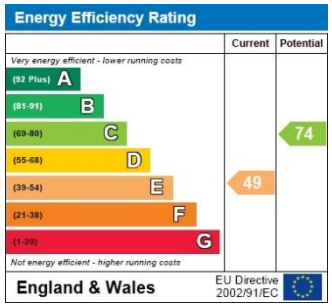
Council Tax: London Borough of Haringey - Band C
Approx. Floor Area: 570 sqft (53 sqm)
Remaining Lease Term: 958 years
Annual Service Charge: £1,437
Annual Ground Rent: Peppercorn











GROSS INTERNAL AREA
TOTAL: 55 m²/589 sq.ft
GROUND FLOOR: 55 m²/589 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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The Property Ombudsman
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