

TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Crouch Hall Road, Crouch End, N8
Price £300,000 - Share of Freehold

A spacious studio apartment with a separate storage space, currently used as a sleeping area, on the first floor of a Victorian period conversion situated on a sought after road within close walking distance to Crouch End Broadway. Flooded in natural light and benefiting from original wooden floors, the accommodation comprises a large studio room with a vaulted ceiling and French doors opening onto a Juliette balcony, stairs leading to a large storage space, which is currently used as a separate sleeping area with two Velux windows, separate kitchen with exposed brick walls, and a bathroom. The property is conveniently located within walking distance to multiple transport links including Highgate Underground Station, Crouch Hill Overground Station and Finsbury Park Underground Station. The property includes a Share of the Freehold and is offered Chain Free.

Material Information:

The property is held on a 999 year lease from the 18th November 2010 and the annual ground rent is peppercorn. The annual service charge is payable on an Ad Hoc basis, as and when costs are associated with the building, and the property is responsible for a 1/5th share. The building is self managed by the residents.

The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band B

Approx. Floor Area: 438 sqft (40.69 sqm)

Remaining Lease Term: 983 years

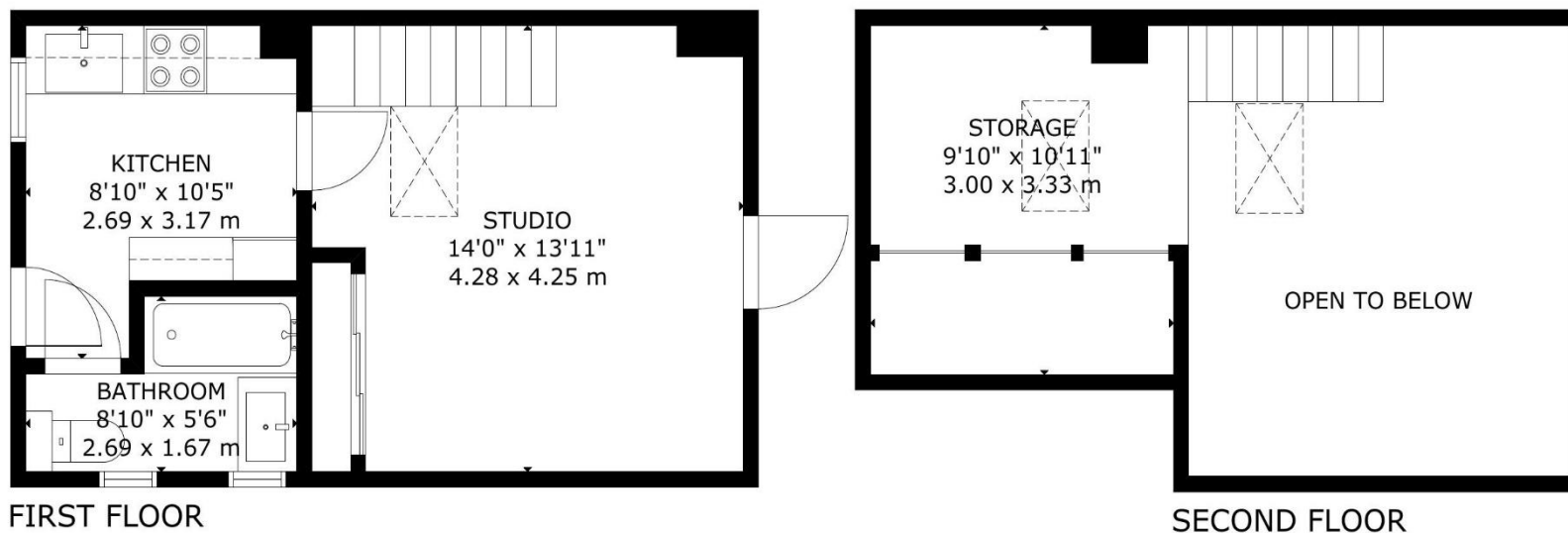
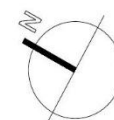
Annual Service Charge: Ad Hoc

Annual Ground Rent: Peppercorn

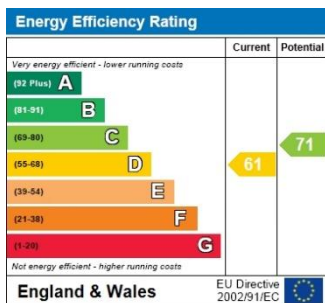


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GROSS INTERNAL AREA
 TOTAL: 40 m²/438 sq.ft
 FIRST FLOOR: 30 m²/325 sq.ft, SECOND FLOOR: 10 m²/113 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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