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**74 Crouch End Hill, London N8**

**£300,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



# 74 Crouch End Hill, London N8 £300,000

## Description

Leasehold 42 years remaining. CHAIN FREE. A bright and spacious one bedroom apartment, set on the second floor of a well maintained purpose built block, located on Crouch End Hill, N8. This ideal first-time-buy or investment offers 52 sq.m of internal living space, and comprises; a large reception room with ample dining space, a separate integrated modern kitchen, a large double bedroom with built-in wardrobe storage, and a contemporary bathroom with bath and shower facilities. The flat comes with access to residents OFF-STREET PARKING to the rear of the block, and COMMUNAL GARDEN SPACE.

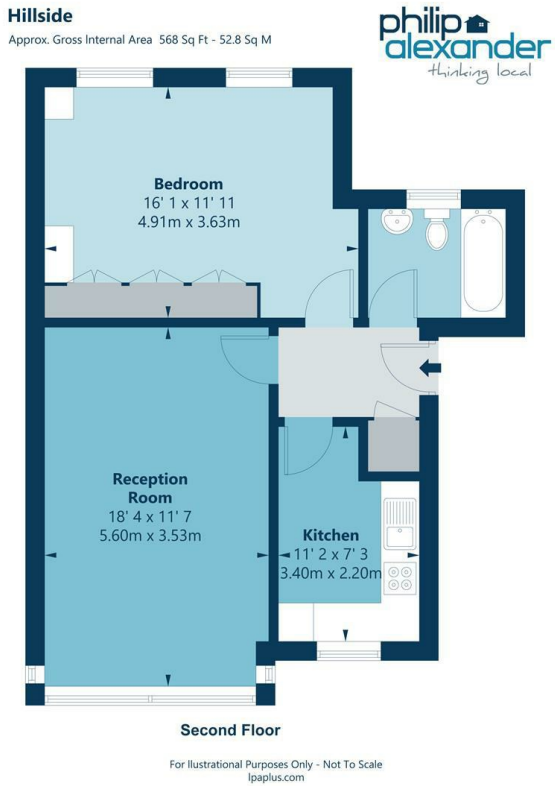
Hillside is located just a stones throw from the popular Crouch End Broadway with all of it's restaurants, pubs, and coffee shops. The transport links of Crouch Hill and Haringey provide easy access into London and it's surroundings. Crouch End playing fields and Highgate Woods are within easy reach, as is the scenic Parkland Walk.

## Key Features

|                        |                 |
|------------------------|-----------------|
| <b>Tenure</b>          | Leasehold       |
| <b>Lease Expires</b>   | to be confirmed |
| <b>Ground Rent</b>     | to be confirmed |
| <b>Service Charge</b>  | to be confirmed |
| <b>Local Authority</b> | Haringey        |
| <b>Council Tax</b>     | C               |



## Floorplan



## EPC

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 56      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.