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Call **020 8342 9444** to speak to one of our friendly team.



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**165 Nelson Road, Crouch End N8**  
**£260,000 FOR SALE**

**Studio**



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## 165 Nelson Road, Crouch End N8

£260,000

### Description

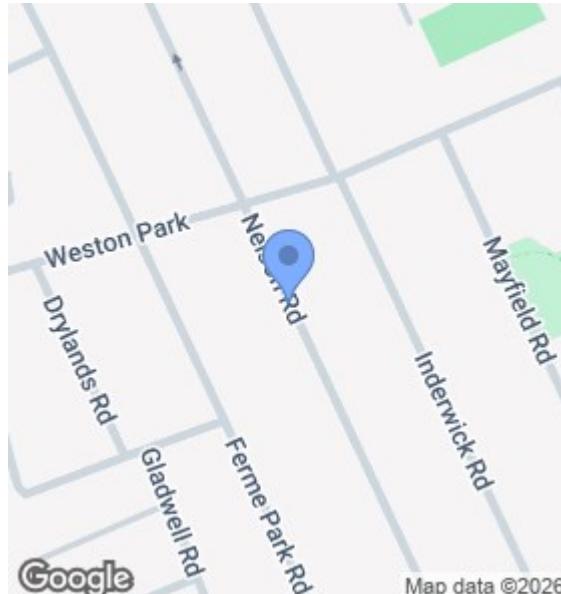
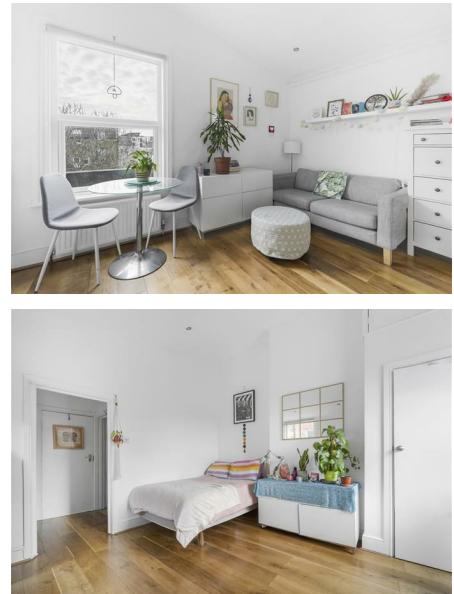
This well-presented first-floor studio flat offers an excellent opportunity to secure a smart, low-maintenance home in the highly desirable Crouch End, N8 area. Offered chain-free, the property is in good condition throughout and provides a bright, flexible living space ideal for first-time buyers, investors, or those seeking a convenient London base. Situated moments from Crouch End's vibrant amenities, transport links, and green spaces, it combines comfort, practicality, and a prime North London location.

### Key feature-

Well-presented first-floor studio flat in the desirable N8 9RR area

### Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	B



### Floorplan

#### Nelson Road, N8

Approx. Gross Internal Area 428 Sq Ft - 39.76 Sq M



#### First Floor

Floor Area 428 Sq Ft - 39.76 Sq M



Certified  
Property  
Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
ipaplus.com

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
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.