



# Crouch Hall Road, Crouch End, N8

Asking Price: £495,000

Benham  
& Reeves

# Crouch Hall Road, Crouch End, N8

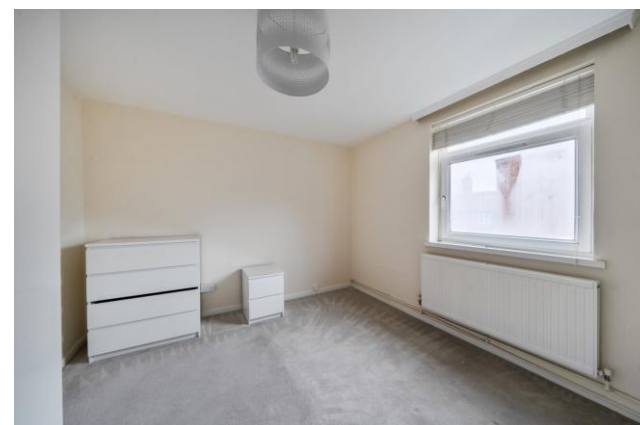
 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the second floor (top) of a purpose-built building with communal gardens is this generous, and exceptionally bright 2 double bedroom apartment. In this convenient location close to Crouch End.

The flat does require some modernisation, but allows the incoming purchaser to create a fine apartment.

Crouch End is a charming part of North London and is fondly known as an "urban village," famous for its vibrant arts scene, cafes, restaurants, and independent shops, and strong community feel.

Close to local bus routes and Highgate Underground station (Northern line) and The Parkland Walk, which is a 3.1-mile linear green pedestrian and cycle route.





## Property Features:

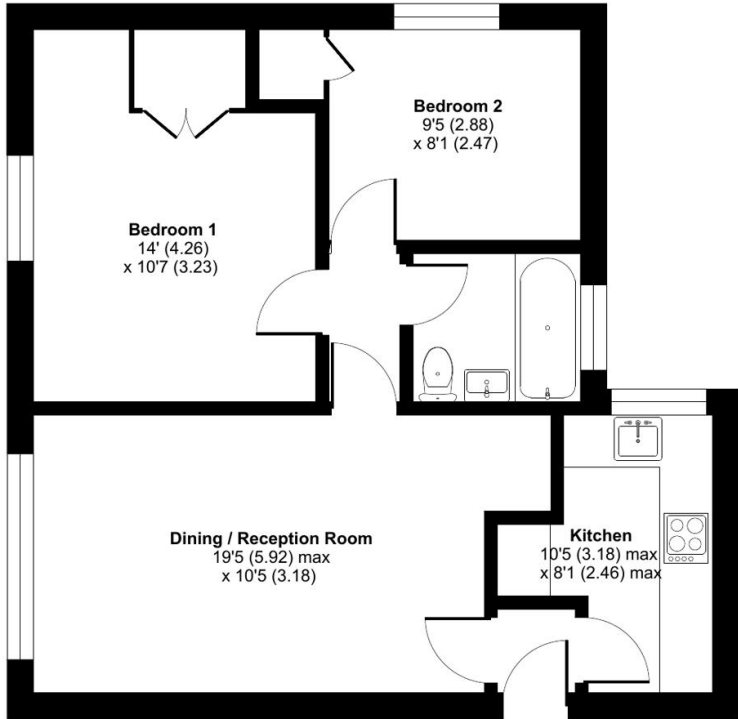
- Reception Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Top Floor
- Entryphone
- Garage

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## Crouch Hall Road, London, N8

Approximate Area = 573 sq ft / 53.2 sq m  
 For identification only - Not to scale



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£495,000
Tenure:	Leasehold Expires 24/03/2153 Approximately 127 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,311 (per annum) For the year 2026

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG260005

T: 020 8341 2335

E: [highgate.sales@benhams.com](mailto:highgate.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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