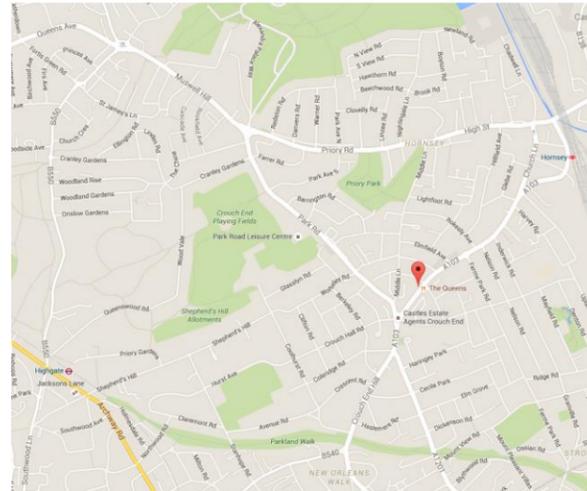
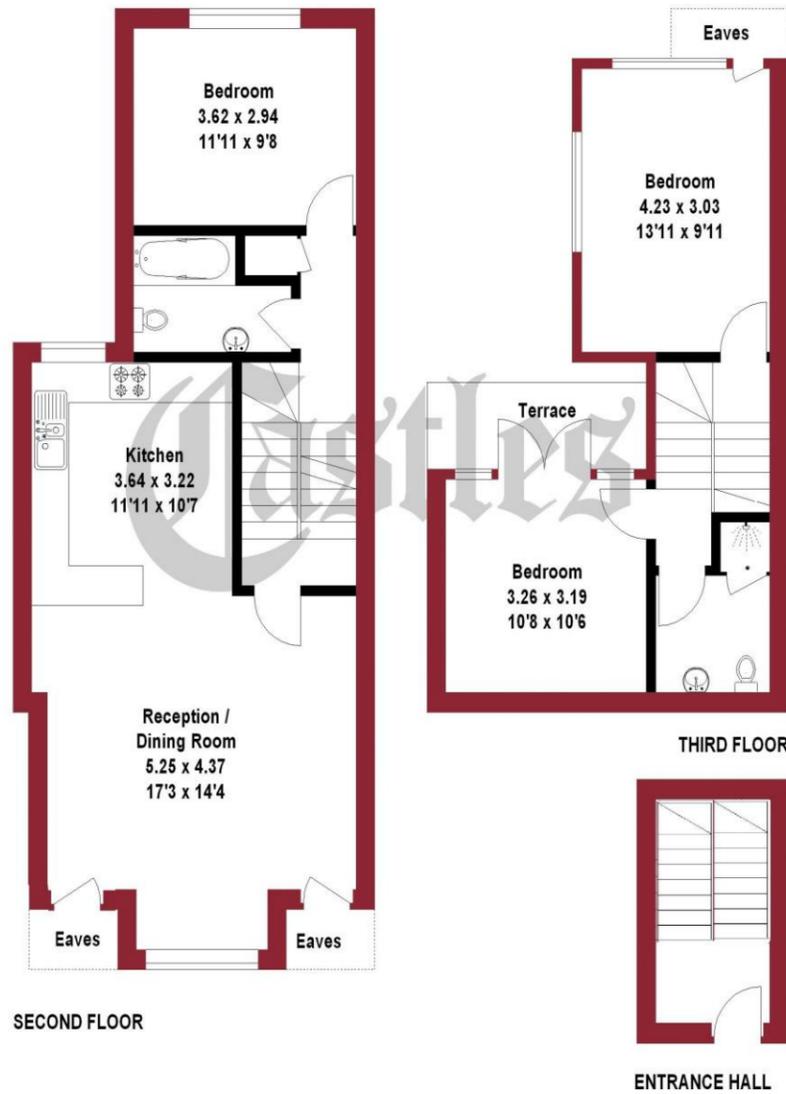


APPROXIMATE GROSS INTERNAL AREA
100.4 sq m / 1081 sq ft



A Bit about Crouch End

Borough: Haringey
County: Greater London

CROUCH END

Situated in a valley, Crouch End is overlooked by nearby Muswell Hill, Highgate and Alexandra Palace. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively being combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this bohemian and vibrant location ensures Crouch End remains a desirable place to reside.

TRANSPORT

Served by Crouch Hill and Hornsey British Rail Stations, (Zone 3) with links to Central London, Highgate Underground Station and bus routes to Finsbury Park, Tumpike Lane, Archway, the West End and City.

SHOPPING AND LEISURE

A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the Clock Tower and local area.

DIRECTIONS

If you are visiting the office by car you will find parking in the side roads of Crouch Hall Road, opposite the Clock Tower where there is also a pay and display car park.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
TOPSFIELD PARADE, N8



Part-Furnished. Available 5 March. A magnificent three-bedroom duplex apartment occupying the upper floors of a period building and ideally positioned on the doorstep of Crouch End's desirable Village hub. Arranged with one other residential property and a small idyllic commercial unit to the front. Further comprising, a well-proportioned living area, consisting of kitchen reception, two bathrooms and own balcony.

**Topsfield Parade
N8**

**Monthly Rental Of
£2,708.33**

Fees

- Reference Fee: £85 Incl VAT per person
- Guarantor Reference Fee: £85 Incl VAT if required
- Admin Fee: £100 Incl VAT per property
- Renewal Fee: £95 Incl VAT
- Reference Request: £35 Incl VAT

All details including floor plans are for representative purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

view

