



## Exchange House, London, N8

£550,000 *Leasehold*



Situated within one of Crouch End's exclusive modern purpose built gated developments is this superb and spacious (900sq ft) two bedroom first floor apartment. Located in the very heart of The Broadway above M&S for easy shopping the property also boasts an en-suite bathroom & dressing room to the main bedroom. Also comes with off street underground parking, communal garden and lifts to the upper levels.

### KEY FEATURES

- Two Double Bedrooms
- En-Suite Shower Room
- Walk-In Dressing Area
- Main Bathroom
- Spacious Reception Room
- Fully Fitted Kitchen
- Off Street Parking
- Lifts to Upper Levels



**Crouch End**

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## DESCRIPTION

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## MATERIAL INFORMATION

Parking: Private Parking Space

Tenure: The property is held on a lease of 999 years from 13th March 2002.

Ground Rent - £175.00 PA and rising

Service Charges - Period 1st December 2025 to 31st May 2026 = £1,646.46

Council Tax: Haringey BAND E : £2,698.59 - 2025/2026

Utilities: The building is serviced by mains supplied water, electricity and sewerage.

Construction Type: Brick

Heating:- Electric Heating





## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** The property is held on a lease of 999 years from 13th March 2002.

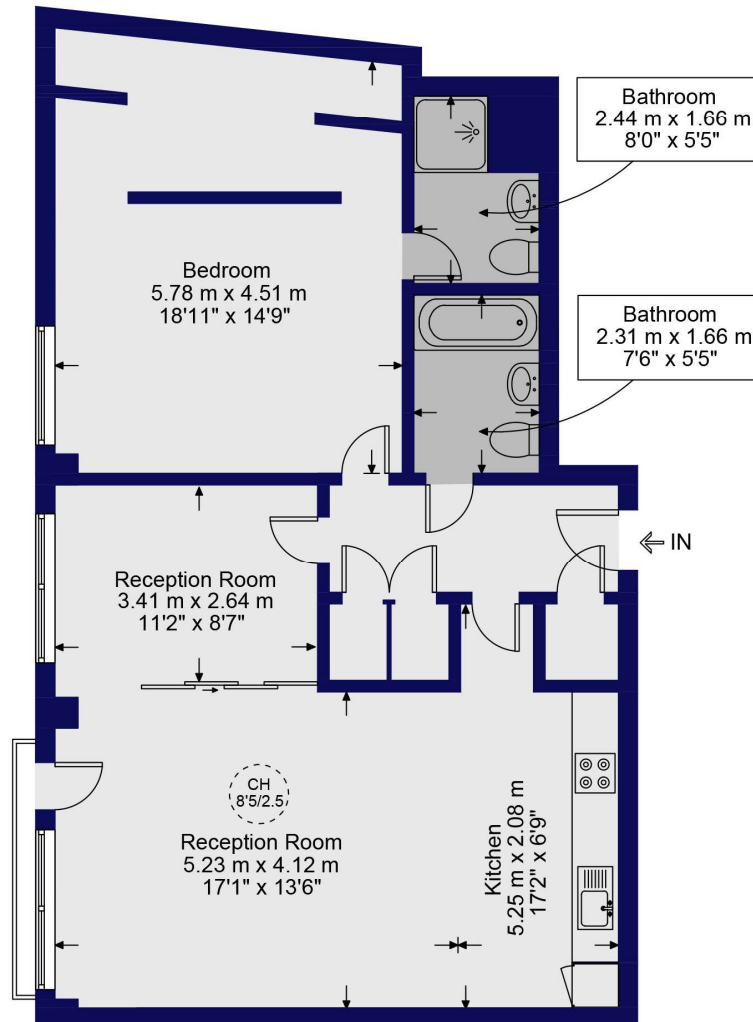
**Service Charge:** £1,646.49 per annum  
(1<sup>st</sup> December 2025 to 31<sup>st</sup> May 2026)

**Ground Rent:** £175 Annually (subject to increase)

**Council Tax Band:** Haringey BAND E : £2,698.59 - 2025/2026

**EPC rating:** C

**The Exchange, N8**  
**Approximate Gross Internal Area = 909.6 sq ft / 84.51 sq m**



**First Floor**  
**Gross Internal**  
**Floor Area 909.6 sq ft / 84.51 sq m**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.  
This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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