



Rathcoole Gardens, N8

£695,000 *Share of Freehold*

Situated in a peaceful cul-de-sac just moments from Crouch End Broadway and excellent transport links, this charming two double bedroom 64ft garden flat offers spacious accommodation and a wonderfully tranquil setting.



KEY FEATURES

- Ground/First Floor period conversion
- Two Double Bedrooms
- Bright bathroom
- WC ensuite
- Kitchen with access to garden
- 64ft garden
- Attractive Period Building
- Well-Located for Transport & Local Amenities



Crouch End

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DESCRIPTION

Extending to approximately 683 sq ft (63 sq m), the property features two generous double bedrooms, both enjoying attractive, leafy views over the private 64ft garden. The bright bathroom benefits from a window, while a separate WC is conveniently located off the second bedroom. The well-proportioned kitchen provides direct access to the garden.

With high ceilings throughout and an abundance of natural light, the flat combines character, comfort, and practicality in an enviable North London location.

The property is conveniently situated within easy reach of the vibrant Crouch End Broadway (0.5 miles) and Stroud Green Road (0.8 miles), both of which host a lively community of award-winning eateries and bars.

TRANSPORT

Hornsey BR Station (0.4 miles)

Harringay BR Station (0.6 miles)

Turnpike Lane Underground Station (1.0 mile)

Harringay Green Lanes Overground (1.0 mile)



MATERIAL INFORMATION

Tenure: Share of Freehold

Service Charge: Ad hoc

Ground Rent: Peppercorn

Council Tax Band: Haringey Council Band C (£1,962.61 2025/6)

Parking: On-Street by Permit (brought from Haringey Council)

Utilities: Mains supplied water, electricity, gas & sewage

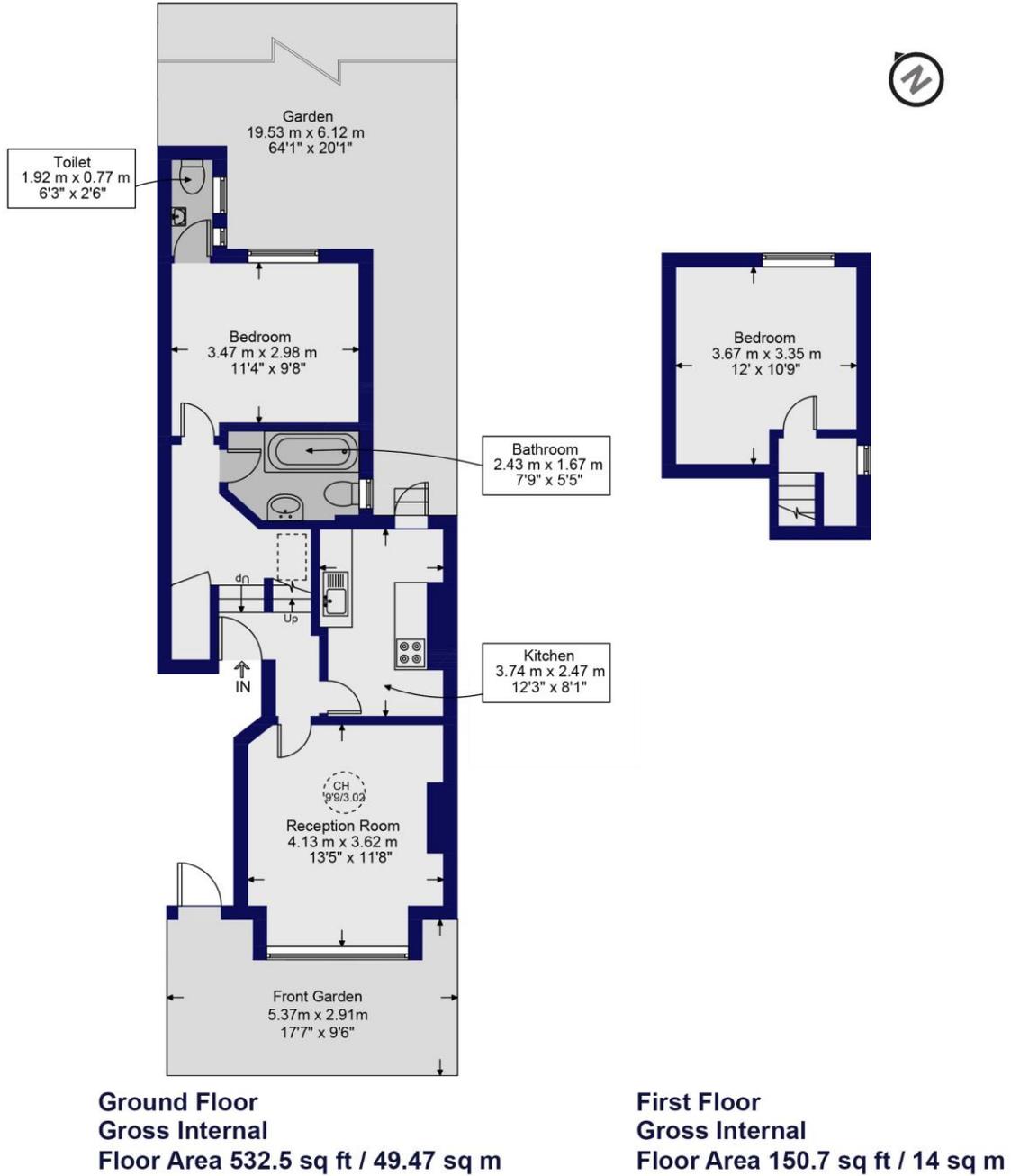
Heating: Gas Central Heating



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 683 sq ft / 63.47 sq m



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