



## Nelson Road, N8

£490,000 *Leasehold*



### KEY FEATURES

- 2 double bedrooms + study
- Bright open plan reception room
- Quiet residential street
- Chain free
- Walking distance to Crouch End shops and amenities
- Within catchment for Outstanding Ofsted school
- 0.5 miles to Hornsey Overground station
- Council Tax Band: C

A bright first-floor period conversion offering two bedrooms plus a study, set on a quiet residential street moments from Crouch End Broadway. Ideally located for sought-after local schools and excellent transport links via Hornsey station.



Crouch End

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## DESCRIPTION

Set on the first floor of an attractive period property, this bright and spacious 2 double bedroom plus study flat, offers well-balanced accommodation throughout. Located on a peaceful residential street, the home is just a short walk from Crouch End's lively Broadway, known for its selection of independent shops, cafés and restaurants. Hornsey Station is 0.5miles, providing swift and convenient access into the City. The property falls within the catchment area for Weston Park Primary School, rated Outstanding by Ofsted.

The property features a generous open-plan kitchen and reception space, a modern bathroom, two double bedrooms and an additional study.

## TRANSPORT

As well as Hornsey Station being a short 0.5mile walk, there are excellent transport connections to Archway tube station and Finsbury Park station, providing access to the Great Northern, Thameslink, Victoria and Piccadilly lines.



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MATERIAL INFORMATION

**Tenure:** Leasehold with approximately 149 years remaining

**Ground Rent:** peppercorn

**Service Charge:** Ad hoc + Annual Building insurance  
(around £400per annum)

**Council Tax:** Haringey Council (Band C) Parking: On-street  
parking by permit (permits via Haringey Council)

**Utilities:** Mains water, electricity, gas and sewerage

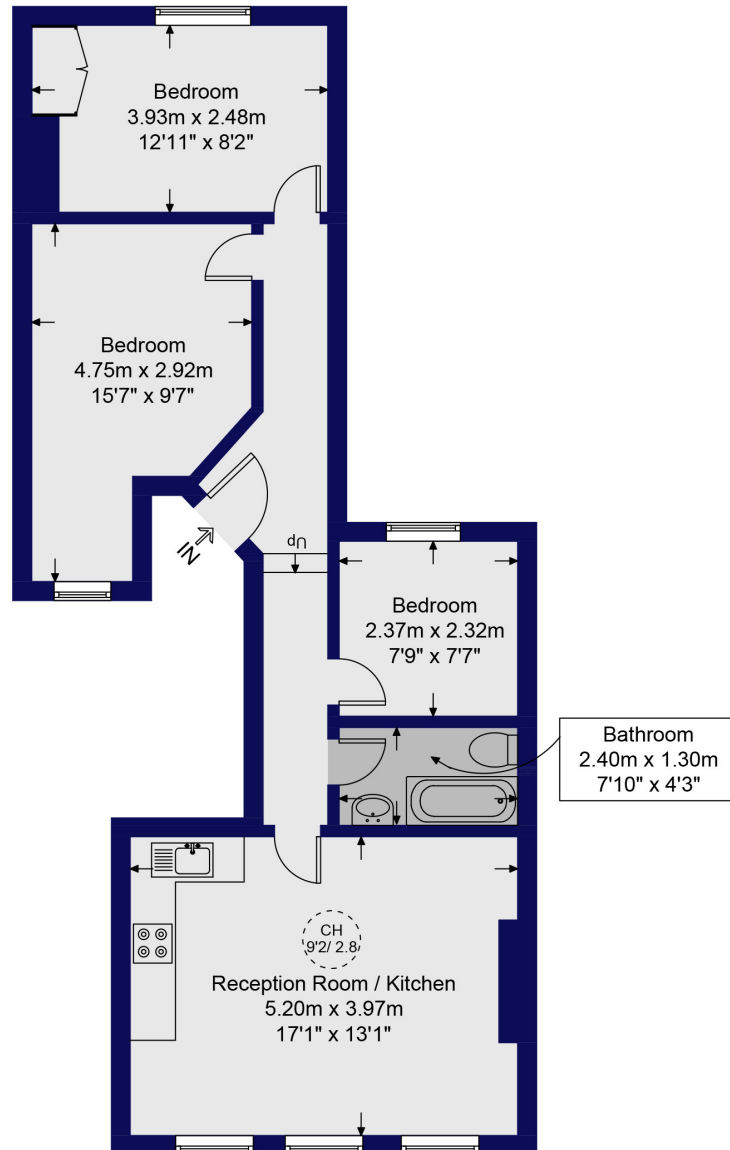
**Construction Type:** Brick and tile

**Heating:** Gas Central Heating



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

**Nelson Road, N8**  
**Approximate Gross Internal Area = 648 sq ft / 60.26 sq m**



**First Floor**  
**Gross Internal**  
**Floor Area 648 sq ft / 60.26 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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