



**Ayres House, Farnfield Close, N8**

£750,000

Leasehold

**Castles**









## Ayres House, Farnfield Close, N8

Occupying a prominent position in Crouch End's newest development is this beautifully presented two-bedroom, luxury apartment. Set in the very heart of Crouch End behind the iconic Hornsey Town Hall. Located on the fourth floor with a south-west facing balcony. Further comprising open-planned kitchen reception, family bathroom and en-suite to primary bedroom. This prestigious apartment incorporates the very best of modern design whilst incorporating the Art-Deco design of the restored Town Hall featuring Chevron wooden flooring, Terrazo inspired surfaces and Art-Deco style bathrooms. Crouch End provides an array of fantastic eateries and independent retailers whilst providing an effective commute to the City and West End via a multitude of local bus routes and nearby Finsbury Park, Highgate and Archway tube stations.

*NB: All photos are computer generated and do not necessarily relate to this particular apartment.*

Lease: 125 years  
Current Service/Maintenance Charge: £2,385.00 per annum  
Ground Rent: £300.00 per annum

Council Tax Band: New Build - rates not available yet.

EPC Rating: TBA  
Current: TBA Potential: TBA

**£750,000**      **Leasehold**

**020 8348 5515**  
**crouchend@castles.london**

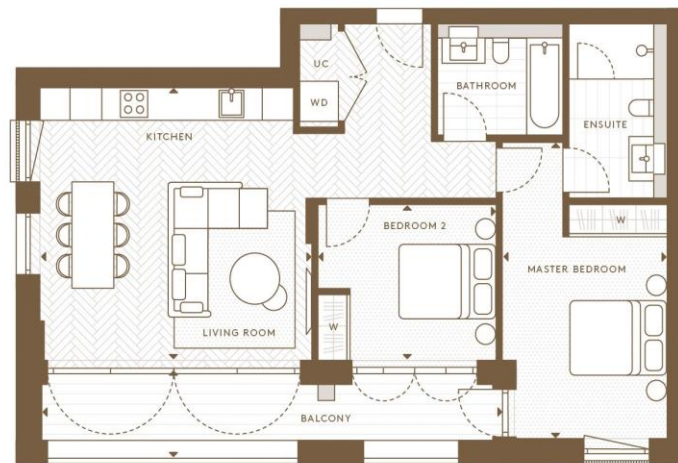




HORNSEY  
TOWN HALL

## 2 BEDROOM APARTMENT

|                     |                           |
|---------------------|---------------------------|
| Internal Area (NSA) | 71.72 sq m / 771.94 sq ft |
| Living Area         | 5162 x 4974 mm            |
| Master Bedroom      | 3125 x 5444 mm            |
| Bedroom 2           | 3375 x 2849 mm            |
| Balcony             | 10.48 sq m / 112.76 sq ft |



4th Floor  
Apartments: B 55



5th Floor  
Apartments: B 65



2nd Floor  
Apartments: B 35



3rd Floor  
Apartments: B 45



Ground Floor  
Apartments: B 15



1st Floor  
Apartments: B 25



Floorplans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measures from the arrow points and are subject to tolerances of +/-5%. You are strongly advised not to order any carpets, appliances or any other goods which depend on accurate dimension before carrying out a check measure within your reserved plot following build completion. Total apartment dimension are given in NSA (Net Sales Area).

HORNSEY-TOWNHALL.CO.UK

### An overview of 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. Packed with lots to see and do with great feeling of community spirit. The area is dominated by a vibrant 'Village' with the landmark Clock tower at the centre of attraction with a fine range of independent retailers, coffee shops, bars and restaurants, while there is a distinct open feel to the area, owing to a large number of green spaces including Parkland walk.

### History

Once a medieval route from London to the north of England, Crouch End, which was governed as part of Hornsey, was a mainly wooded area containing farms and villas, including Crouch Hall, built in the 17<sup>th</sup> century at the intersection of what came to be known as Crouch End. The area changed rapidly in the late 18<sup>th</sup> century from a largely rural area to a prosperous middle-class suburb, due to a sharp rise in professionals, including clerical workers moving to the area looking to commute into the city, thanks to the development of the railway in the area. Many of the old houses were demolished and replaced with housing aimed at the middle-class.

### Housing Stock

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Crouch End attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

### Shopping, food and drink

Crouch End offers an amazing array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on the Broadway include upmarket restaurants and supermarkets as well as numerous cafes and bars spilling out onto the pavements. There is also a long-standing baker, Dunn's, as well as two butchers, a fishmonger and a greengrocer. Whether one is looking for traditional English grub or somewhere that serves something a little more exotic, there is no shortage of gastropubs, elegant restaurants, wine bars and pubs to suit all tastes.

### Recreational Grounds & Amenities

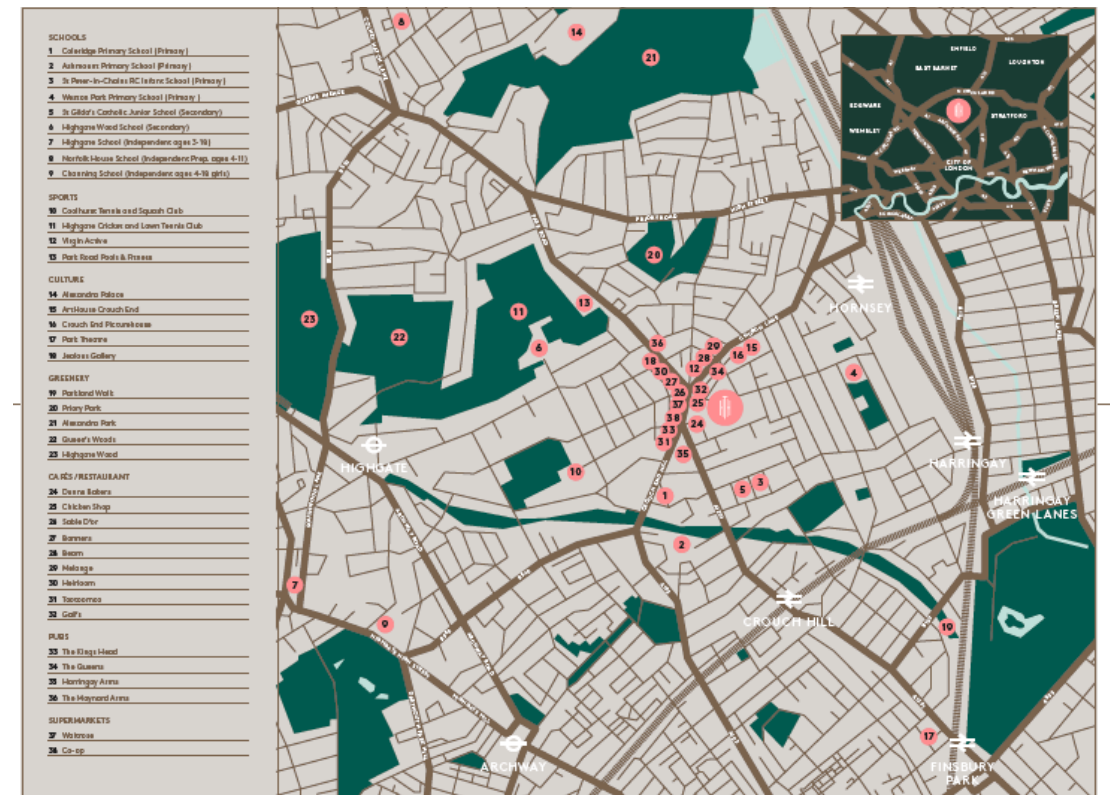
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other parks in the area include Stationers Park and Priory Park. In addition there are a number of fitness centres, Tennis & Cricket clubs and Park Road swimming pool.

### Emergency services

Crouch End is considered a safe neighbourhood. It is served by Highgate Police Station on Archway Road and Muswell Hill Police Station on Fortis Green. Hornsey Fire Station is located in Priory Road. There are a number of GP & Dental practices including The Christchurch Hall Surgery, Allenson House Medical Centre and The Beaumont Practice. The nearest hospital is The Whittington & University College Hospital.

### Transportation

There are plenty of transport options in and around Crouch End. The nearest Tube and train stations are Highgate (Northern Line, Zone 3), Finsbury Park (Overground, Piccadilly & Victoria, Zone 2), Crouch Hill (Overground, Zone 3), Hornsey (Overground, Zone 3), Haringey (Overground, Zone 3) and Archway (Northern Line, Zone 2/3). Buses and night buses, including the 41, 91, 210, W3, W5, W7, N41 and N91, provide a good service to other parts of London.



# Castles

12 Topsfield Parade, Crouch End

London N8 8PR

020 8348 5515

crouchend@castles.london

www.castles.london

All details including floorplans are for representation 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.

rightmove  
find your happy

Zoopla  
 smarter property search

PrimeLocation  
Find the home you deserve

onTheMarket.com

The Property  
Ombudsman

A free, fair and independent service for buyers,  
sellers, tenants and landlords of property in the UK.

National Association of Estate Agents  
LICENSED MEMBER  
NAEA