

£210,000 Shared Ownership

Tivoli Road, Crouch End, London N8 8RE



- Guideline Minimum Deposit £21,000
- Ground Floor with Private Entrance
- Private Rear Patio plus Communal Lawn
- Close to Shops, Bars, Restaurants
- Guide Min Income Dual £53k | Single £60.8k
- Approx. 496 Sqft Gross Internal Area
- Off-Street Parking (first come, first served)
- Walking Distance to Tube/Rail Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £420,000). Access to this ground-floor flat is via a private entrance leading to a south-west-facing reception room with a large window providing lots of natural light. Off the central hallway are a stylish bathroom, a built-in storage cupboard, a good-sized bedroom (currently subdivided by a sliding panel) and an attractive, galley-style kitchen. A glazed door leads from the kitchen out to a small, private patio as well as to a communal parking area. Residents of the development each have a key to the car park gate and spaces are available on a first come, first served basis. There is also a pleasant, neatly-kept communal lawn. Tivoli Road is located just a few minutes from the excellent range of shops and other amenities clustered around Crouch End's Victorian clock tower. Priory Park, Crouch End Playing Fields and Shepherds Hill Gardens are close by and Alexandra Park and Highgate Wood only slightly further away. Hornsey Station (mainline trains in to Moorgate), Crouch Hill (London Overground) and Highgate (Northern Line) are all within walking distance or a brief bus/bike ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 03/10/2019).

Minimum Share: 50% (£210,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £307.73 per month (subject to annual review).

Service Charge: £116.97 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Guideline Minimum Income: Dual - £53,000 | Single - £60,800 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Haringey. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

GROUND FLOOR

Reception Room

14' 6" max. x 14' 3" max. (4.42m x 4.34m)

Hallway

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Bedroom

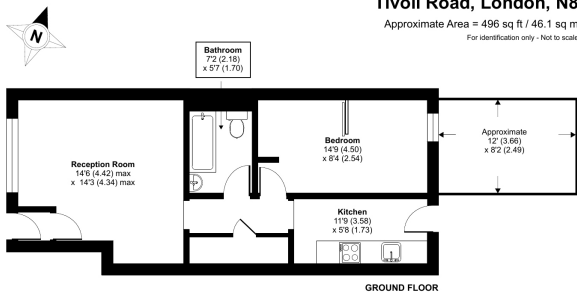
14' 9" x 8' 4" (4.50m x 2.54m)

Kitchen

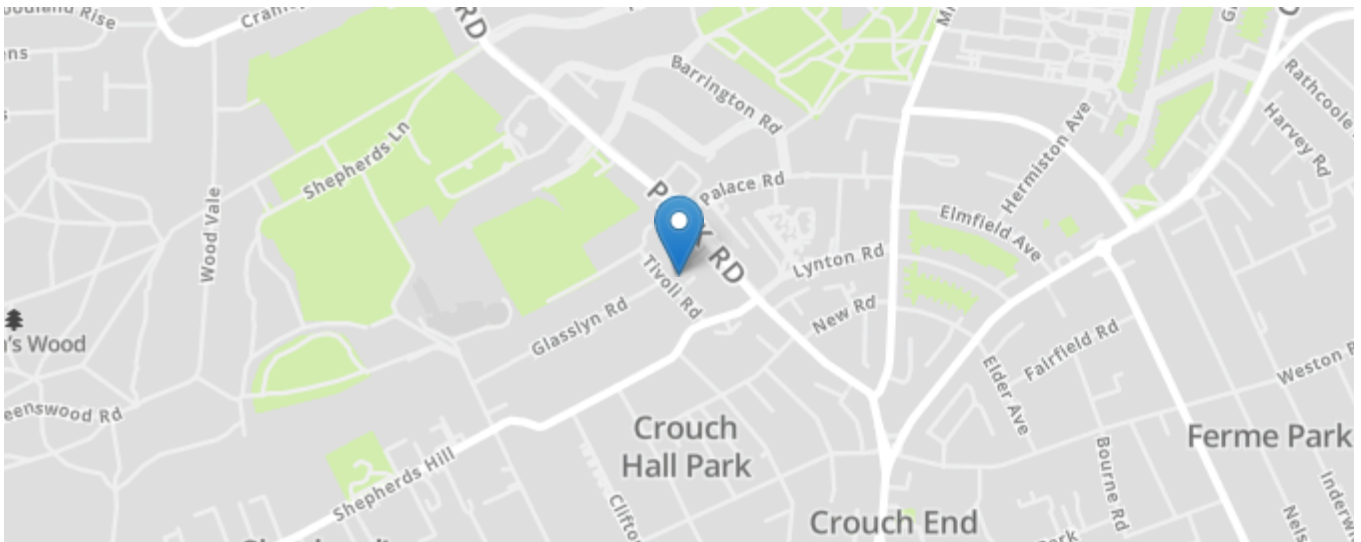
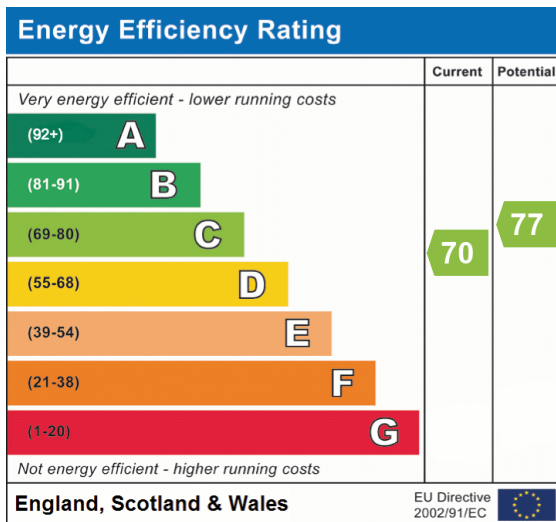
11' 9" x 5' 8" (3.58m x 1.73m)

Patio

approximately 12' 0" x 8' 2" (3.66m x 2.49m)



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2025. Produced for Urban Moves. REF: 1310058



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.