

A photograph of a living room. In the foreground, a dark wood sideboard holds a large TV displaying a city skyline at sunset. To the left, a dark cast-iron fireplace is topped with a round mirror and blue candle holders. A light-colored wooden sideboard stands against the wall. In the background, a brown leather sofa and a coffee table are on a patterned rug. The room has white walls, a herringbone wood floor, and a circular pendant light.

Castles

ASKING PRICE

£1,495,000

Edison Road

Crouch End, N8 8AE

Castles

PROPERTY SUMMARY

A sumptuous, character-filled, four-bedroom, linked-detached period property within a moments' walk of the desired Broadway. This charming and well-proportioned home offers an abundance of character features and subtle contemporary additions. Situated within the catchment for the highly regarded Coleridge Primary School, it's an ideal choice for families seeking both convenience and quality education.

The property features a generous through-reception with ample natural light, leading onto a spacious kitchen/diner that opens directly onto a tranquil, landscaped rear garden - perfect for entertaining or relaxing.

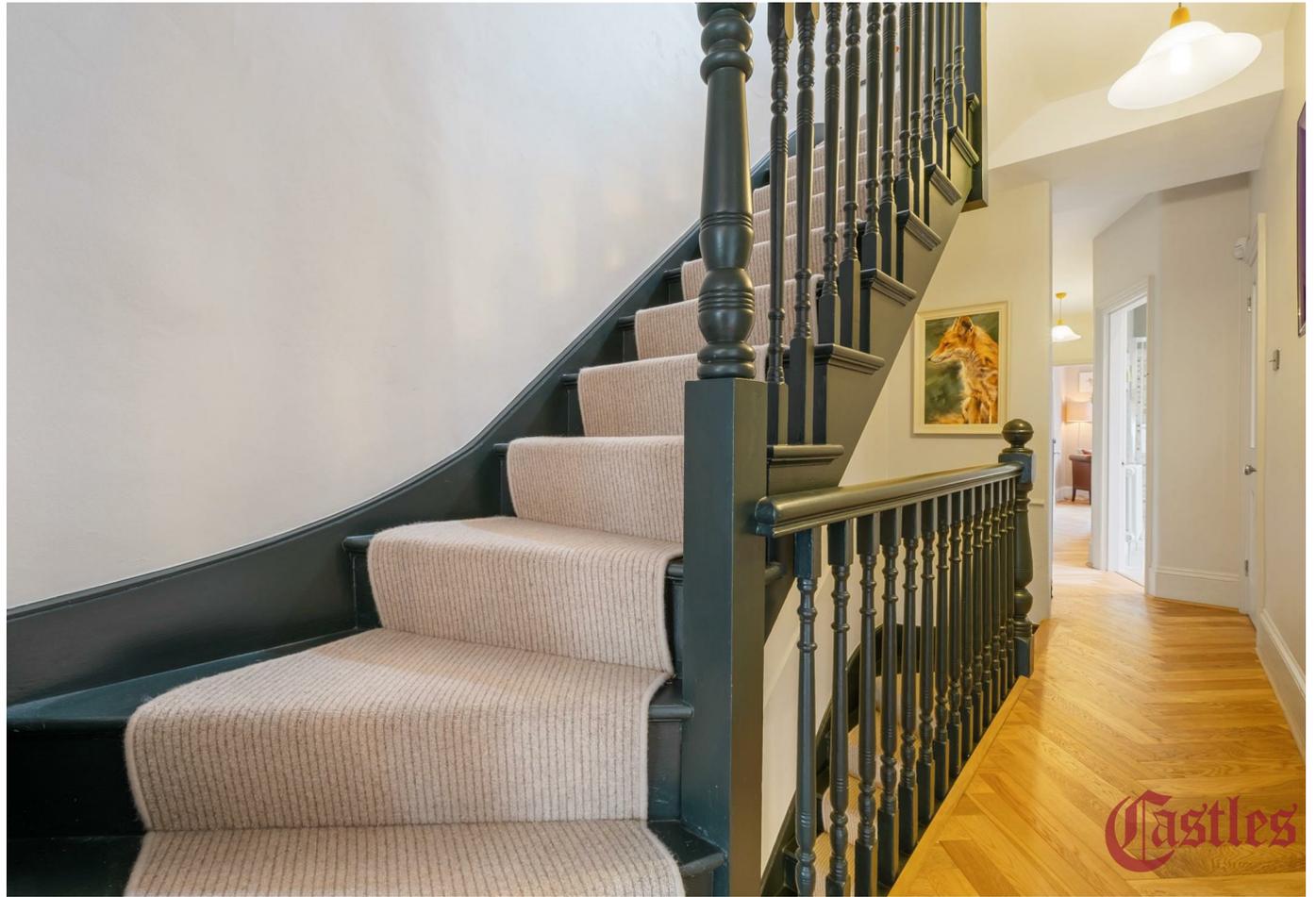
Additional highlights include a guest W.C., a family bathroom, two top floor private balconies and en-suite to main bedroom.

This is a rare opportunity to secure an exquisite home in a prime location with excellent amenities, transport links, and green spaces just moments away.

Local Authority: Haringey

Council Tax band: E

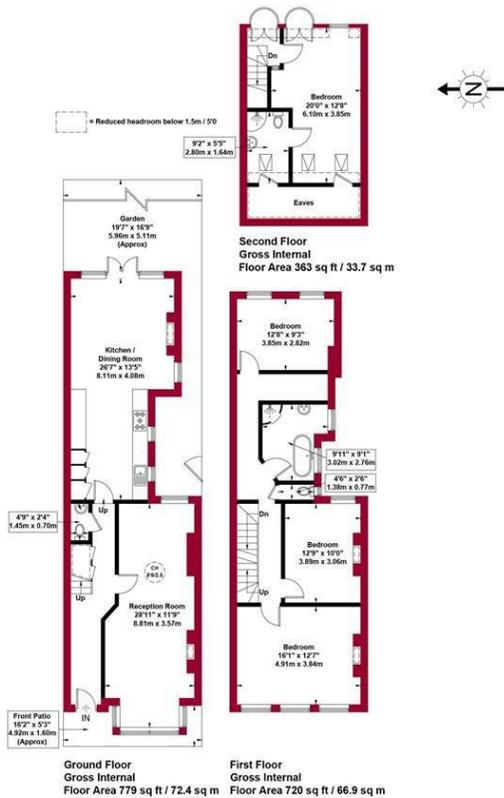




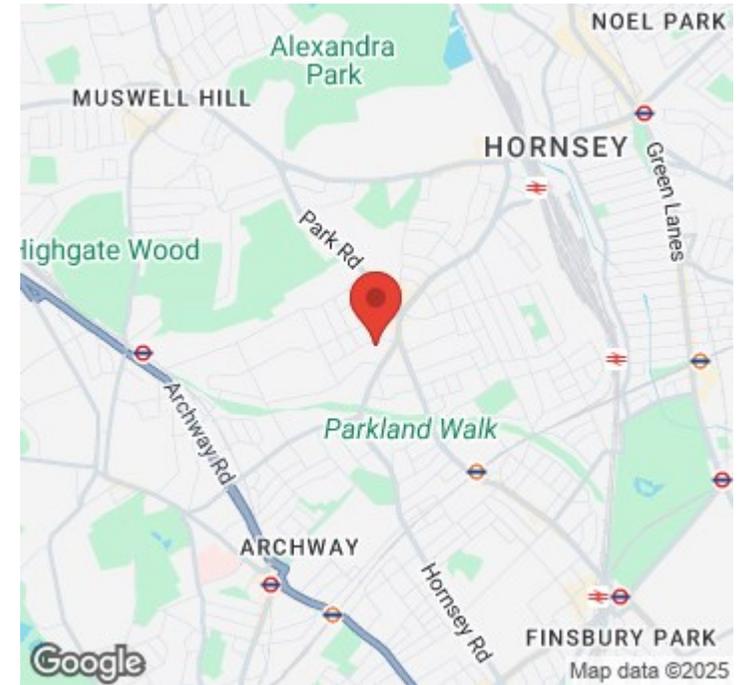
Edison Road, N8

Approximate Gross Internal Area = 1862 sq ft / 173 sq m

Restricted Height = 123 sq ft / 11.4 sq m



For a guide to the area please scan this code for more information



House - Detached
Freehold

Council:

Council Tax Band: E

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m ² A			
91-81kWh/m ² B			
80-69kWh/m ² C			
55-48kWh/m ² D			
39-34kWh/m ² E			
21-38kWh/m ² F			
1-20kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	