

A photograph of a luxurious living room. The room features two blue tufted sofas with patterned and green cushions. A large, ornate chandelier hangs from the ceiling. A fireplace with a decorative mantel is the focal point, with a large round mirror above it. Bookshelves are filled with books and decorative items. A large bay window with white shutters and blue curtains provides a view of the outdoors. The floor is made of light-colored wood.

Castles

ASKING PRICE

£2,250,000

Park Avenue North

Crouch End, N8 7RT

Castles

PROPERTY SUMMARY

This beautifully renovated Edwardian home seamlessly combines the elegance of the past with the luxury of modern living. Meticulously presented, the property boasts a harmonious blend of fabulous contemporary finishes alongside exquisite period detailing, offering a unique and sophisticated living experience.

As you step inside, you'll be greeted by the grandeur of high ceilings, stunning original features, and an abundance of natural light flowing through large, carefully restored windows. The open-plan living spaces are designed for modern living, with a spacious, stylishly appointed bespoke kitchen, complete with premium appliances and sleek finishes. The contemporary design flows effortlessly into the elegant living and dining area, creating a perfect setting for both relaxed family living and entertaining guests. Leading out to a glorious, landscaped west facing garden.

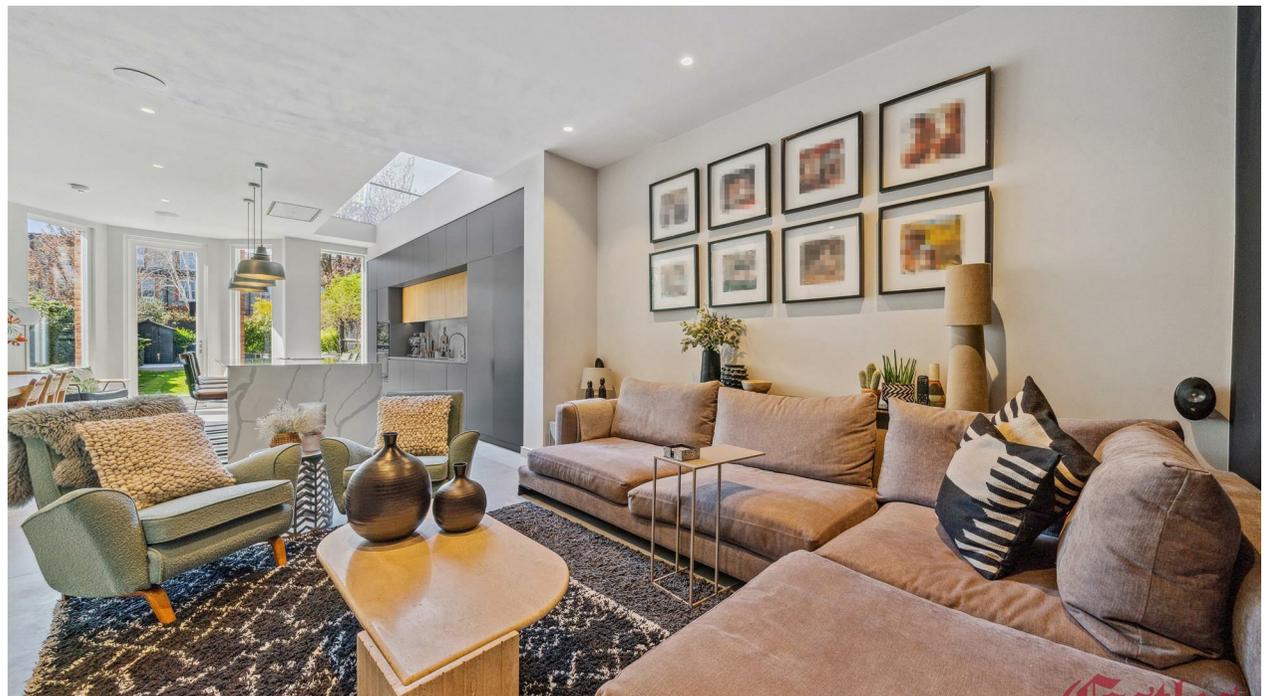
Upstairs, the home offers generously proportioned bedrooms, study, and family bathroom with an array of beautiful period details, including intricate cornices and sash windows, all enhanced by thoughtful, high-end en-trend decor. The principal suite is a luxurious retreat, with ample wardrobes and an en-suite bathroom designed for ultimate comfort and style.

The outdoor space, leading from main family area is just as impressive, with a landscaped west facing garden that offers both privacy and tranquillity. It's ideal for enjoying sunny afternoons or evening gatherings, all within the backdrop of this beautiful home.

Perfectly situated between two of the area's most sought-after parks, you'll enjoy the best of both worlds-peaceful green spaces just moments away, as well as excellent local amenities and transport links nearby.

Further comprising large lower ground area, accessed directly from family area and own external entrance, incorporating guest w.c., gym, utility, and plant room.

Benefitting from front off-street parking, part under floor heating and telecommunication hub.





Park Avenue North, N8 Approximate Gross Internal Area = 2521 sq ft / 234.3 sq m

Restricted Height = 46 sq ft / 4.3 sq m

Shed = 36 sq ft / 3.4 sq m



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



House - Terraced
Freehold

Council:

Council Tax Band: G

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	(81-91) B		
(69-80) C	(55-68) D		
(39-54) E	(21-38) F		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	