



Castles

ASKING PRICE

£1,000,000

Coolhurst Road

Crouch End, N8 8EL

Castles

## PROPERTY SUMMARY

A Truly Stunning Two-Bedroom Garden Conversion with garden studio on the Highgate Periphery

An exceptional opportunity to acquire this beautifully presented, two double-bedroom garden conversion, set on the ground floor of an imposing period residence. Perfectly positioned on a premier road near the Highgate-Crouch End border, the property is just a short walk from the highly sought-after Coleridge Primary School and the prestigious Coolhurst Tennis Club. Offering an abundance of natural light and generous proportions throughout, the accommodation comprises a spacious reception room, a contemporary kitchen, family bathroom, additional w.c, and a principal bedroom. French doors lead to a private balcony that opens onto a beautifully landscaped 50ft private garden, complete with a versatile garden studio - ideal as a home office, gym, or creative space. This home effortlessly combines character features with stylish modern finishes, creating a perfect blend of period charm and contemporary living. Ideally located equidistant from Crouch End's vibrant Historic Broadway and Highgate Underground Station (Northern Line), offering excellent transport links and access to an array of boutique shops, cafes, and green spaces.

Local Authority: Haringey

Council Tax band: C

Lease: 88 years (125 years from 25/3/1988)

Current Service/Maintenance Charge/Building Insurance contribution: £573.92 per annum

Ground Rent: Not applicable

Nb. The Service Charge, Ground Rent and Share of Freehold information stated has been confirmed by our vendor

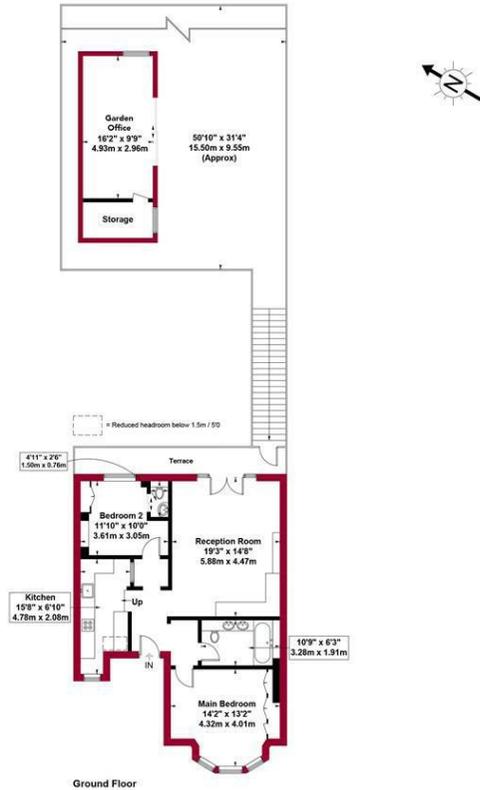




Coolhurst Road, N8 Approximate Gross Internal Area = 1109 sq ft / 103.0 sq m

Restricted Height = 6 sq ft / 0.6 sq m

Outbuilding = 241 sq ft / 22.4 sq m



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.



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



Apartment - Garden  
Share of Freehold  
**Council:**  
**Council Tax Band: C**  
**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



#### OFFICE ADDRESS

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

#### OFFICE DETAILS

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

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