

Castles



OFFERS IN EXCESS OF  
**£1,000,000**  
**The Grove**  
Crouch End, N8 8ST

Castles

## PROPERTY SUMMARY

Stunning 3-Bedroom Freehold Home - Converted from the 1881 Mission Hall

\*\*\*\* Offers between £1,000,000 - £1,100,000 \*\*\*\*

Step into a rare blend of history and contemporary living with this unique, end-of-terrace, three-bedroom home set within a beautifully converted 1881 Mission Hall. Rich with original character from vaulted ceilings and exposed wooden beams, this one-of-a-kind residence has been thoughtfully restored and modernized to offer stylish, comfortable living in a truly inspiring setting.

Inside, you'll find three generously sized bedrooms, a spacious living area bathed in natural light, and a modern kitchen that effortlessly complements the building's historic charm. Every corner of this home reflects careful craftsmanship and architectural integrity, creating a space that's both warm and full of personality.

The property offers the best of both worlds: peaceful, heritage surroundings with convenient access to local amenities, desired schools, and transport links. Further comprising bathroom, guest w.c., utility room and rear private courtyard garden. Benefiting from ample storage and additional side access.

A perfect opportunity for anyone seeking something out of the ordinary- whether as a family home or a creative retreat with a unique wow factor.

Local Authority: Haringey

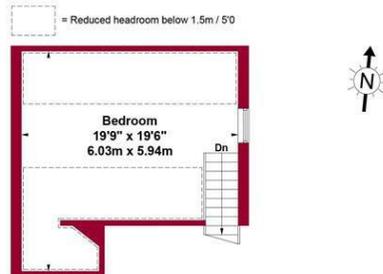
Council Tax band: F



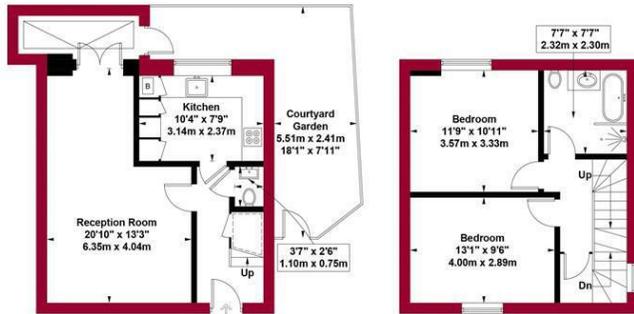


**The Mission Hall, N8** Approximate Gross Internal Area = 1212 sq ft / 112.6 sq m

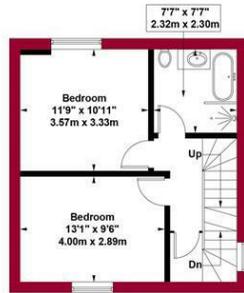
Restricted Height = 211 sq ft / 19.6 sq m



**Second Floor**  
Gross Internal  
Floor Area 338 sq ft / 31.4 sq m



**Ground Floor**  
Gross Internal  
Floor Area 461 sq ft / 42.8 sq m



**First Floor**  
Gross Internal  
Floor Area 413 sq ft / 38.4 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



House - End Terrace

Freehold

**Council:**

**Council Tax Band:** F

**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 (ph1)	A		
61-91	B		
39-60	C		
15-48	D		
1-34	E		
1-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	