

Castles



ASKING PRICE

£1,500,000

Lynton Road

Crouch End, N8 8SL

Castles



PROPERTY SUMMARY

A fabulous opportunity to acquire this unique, three-bedroom, period residence within a moments' walk of Crouch End's desired Broadway. This exceptionally bright home offers an ideal blend of character and contemporary detailing with an inspiring layout.

Further comprises front private reception, study/music area, open-planned kitchen/diner/reception onto a private rear garden. Benefitting from ground floor shower room, first-floor family bathroom, utility area and ample storage via loft area.

An early viewing is highly recommended.

Local Authority: Haringey

Council Tax Band: D

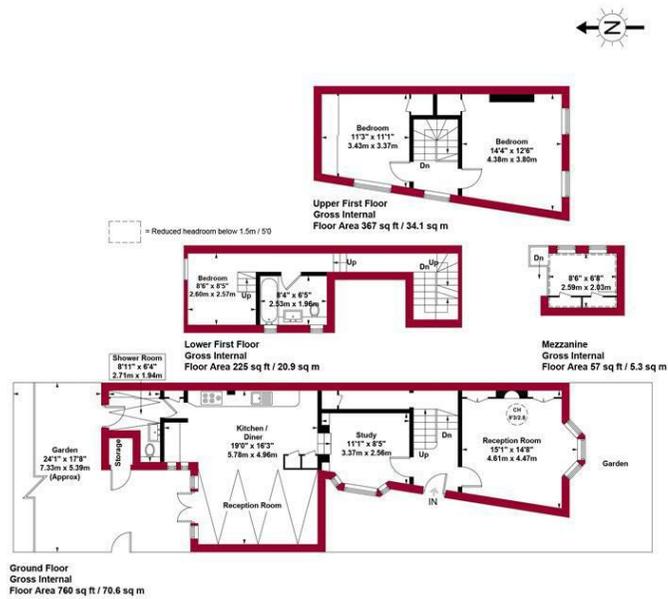




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Approximate Gross Internal Area = 1409 sq ft / 130.9 sq m

Restricted Height = 57 sq ft / 5.3 sq m



A guide to the area

AREA GUIDE TEXT



House - Terraced

Freehold

Council:

Council Tax Band: D

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		
81 (ph1)	B		
69 (ph)	C		
55 (ph)	D		
39 (ph)	E		
21 (ph)	F		
1 (ph)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	