



Castles

ASKING PRICE

£1,950,000

Harefield Road

Crouch End, N8 8QY

Castles

## PROPERTY SUMMARY

An immaculately presented, four-bedroom, end-of-terrace, period family home. Offering an abundance of light throughout with a practical living arrangement to suit the modern family. Benefitting from a host of desired features with a subtle blend of period and contemporary decor.

The property has undergone extensive renovations, including completely new plumbing and wiring, new internal walls and staircasing, insulated cavity walls, sandblasted and restored external façade, CAT 6 cabling and new double glazing throughout.

Further comprising, two private receptions, large rear open-planned family room (incorporating kitchen, diner, and reception) onto a private rear garden via sliding doors. In addition, guest w.c., two bathrooms, principal suite with en-suite and dressing room and ample storage.

Ideally positioned within a moments' walk of Crouch End Broadway, Priory Park and Park Road pool and fitness centre.

Don't miss out on the opportunity to own this exceptional home-book your viewing slot for our forthcoming open day.

Local Authority: Haringey

Council Tax band: E

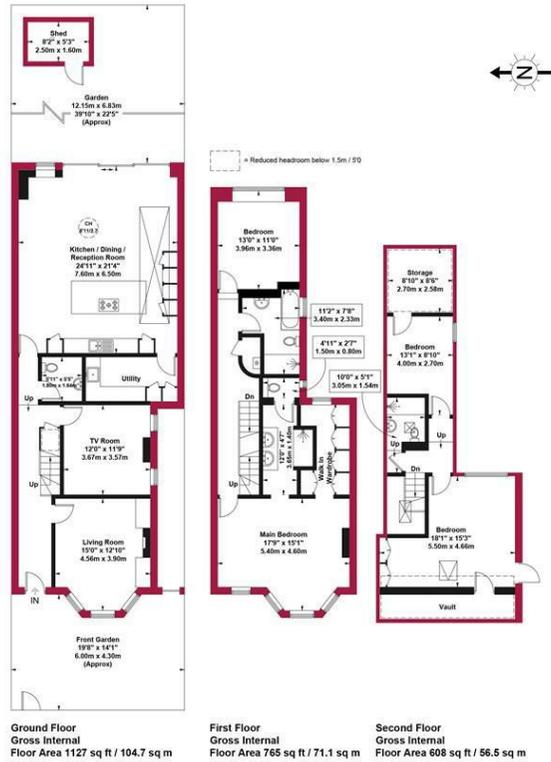




**Harefield Road, N8** Approximate Gross Internal Area = 2543 sq ft / 236.3 sq m

Restricted Height = 187 sq ft / 17.4 sq m

Storage = 113 sq ft / 10.50 sq m



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



House - End Terrace  
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**

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 (ph1)                                    | B |                         |           |
| 34 (ph1)                                    | C |                         |           |
| 15 (ph1)                                    | D |                         |           |
| 8 (ph1)                                     | E |                         |           |
| 2 (ph1)                                     | F |                         |           |
| 1 (ph1)                                     | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |