



Castles

ASKING PRICE

£2,200,000

Park Avenue North

Crouch End, N8 7RU

Castles

PROPERTY SUMMARY

Positioned on a tranquil, tree-lined road at the foot of Alexandra Palace is this beautifully presented, Edwardian family home. Offering a delightful blend of character and contemporary detailing and an abundance of space and natural light throughout.

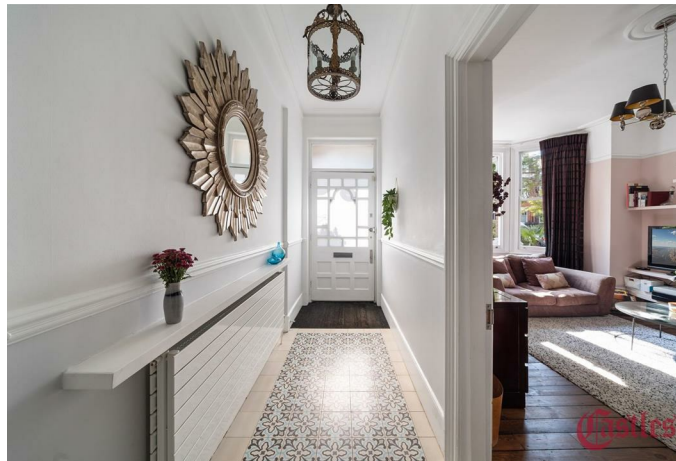
Comprising five bedrooms, front-reception, family bathroom and en-suite shower room to principal bedroom. Further comprising generous kitchen /diner leading onto private, mature rear garden and supplementary reception. The basement offers an additional shower-room, utility room and multipurpose room currently used as an office. The lower ground has its own entrance that would allow the possibility to make this area self-contained if required.

Ideally located to nearby Crouch End and Muswell Hill Broadways offering an array of independent retailers, eateries and situated in a prime area for highly rated Primary Schools and access to transportation to the City and West End.

Local Authority: Haringey

Council Tax band: G





Park Avenue North, N8 Approximate Gross Internal Area = 2620 sq ft / 243.5 sq m



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



House - Semi-Detached

Freehold

Council:

Council Tax Band: G

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

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OFFICE DETAILS

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<https://www.castles.london>

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	