



Castles

ASKING PRICE

£1,700,000

Denton Road

Crouch End, N8 9NT

Castles



PROPERTY SUMMARY

A fabulous five-bedroom, period family home on the doorstep of the favoured Weston Park School and a moment's walk of Stationers Park. The property has well-proportioned rooms throughout and further comprises spacious ground floor living area incorporating through-reception, kitchen/diner onto private landscaped rear garden.

Benefiting from two bathrooms, roof terrace, storage cellar incorporating utility area and a ground floor guest wc. Ideally positioned equidistant to both Haringey and Hornsey British Rail stations and Crouch End Broadway.

Local Authority: Haringey

Council Tax band: F





Denton Road, N8

Approximate Gross Internal Area = 2046 sq ft / 190 sq m

Restricted Height = 87 sq ft / 8.1 sq m

Shed = 53 sq ft / 4.9 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.

A guide to the area
AREA GUIDE TEXT



House - Terraced
 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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	(81-91) B		
(69-80) C	(55-68) D		
(39-54) E	(21-38) F		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	