



Castles

ASKING PRICE

£1,950,000

Tivoli Road

Crouch End, N8 8RE

Castles

## PROPERTY SUMMARY

Uniquely Charming and Spacious Four Double-Bedroom Victorian Residence

Ideally located on the Highgate periphery, moments from Crouch End Broadway.

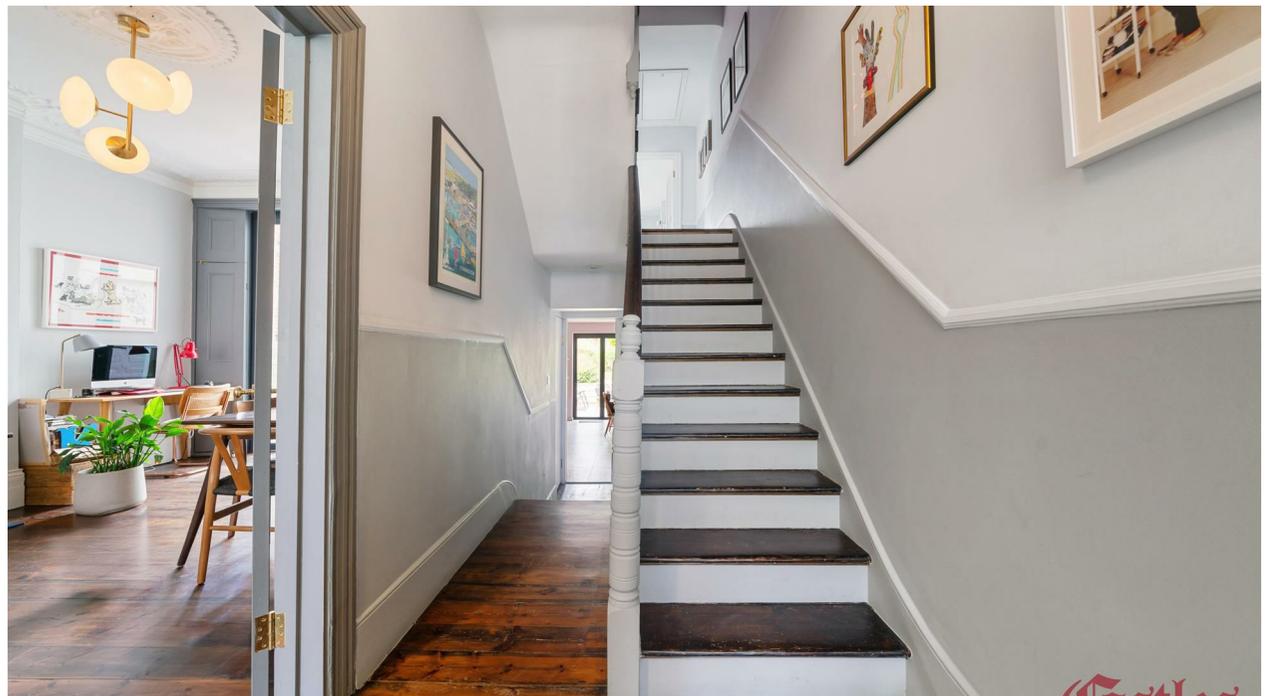
This beautifully presented Victorian home blends period charm with generous proportions, offering four-double-bedrooms across three well-planned floors. The ground floor features a welcoming through-reception, a bright and spacious kitchen-diner ideal for entertaining, a convenient guest W.C., and a separate utility room.

Upstairs, you'll find a stylish family bathroom and well-appointed bedrooms and study, with two en-suites to 1st floor and top-floor bedrooms. The property also boasts a delightful south-west facing rear garden, perfect for relaxing or alfresco dining.

Situated within easy reach of Highgate Station and surrounded by an abundance of green spaces and highly sought-after schools, this home combines timeless character with modern convenience in a superb North London 'Village' setting.

Local Authority: Haringey

Council Tax band: F





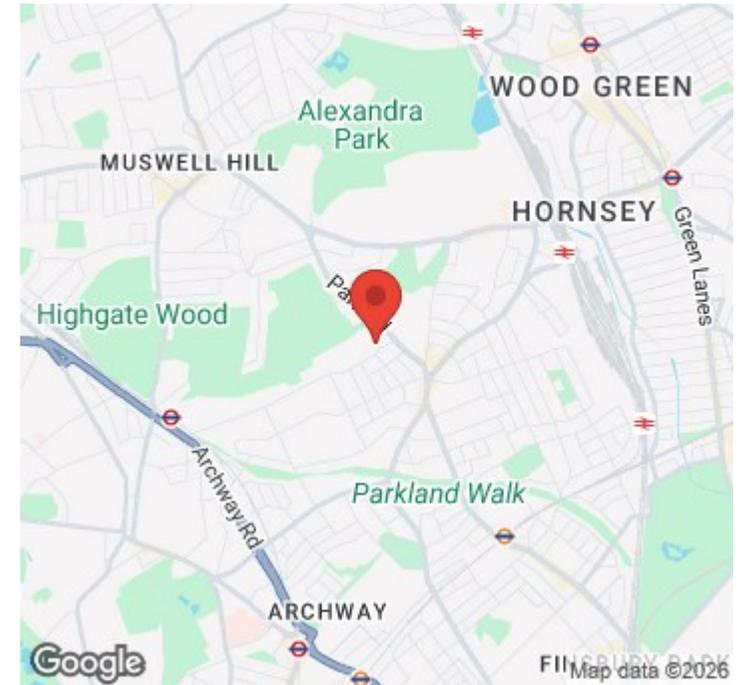
## Tivoli Road, N8

Approximate Gross Internal Area = 2250 sq ft / 209.0 sq m

Restricted Height = 187 sq ft / 17.4 sq m



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



House - Terraced

Freehold

**Council:**

**Council Tax Band: F**

**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.



### 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			
102-110	A		
81-101	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	

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