



Castles

ASKING PRICE

£2,250,000

Crouch Hill

Crouch End, N8 9QN

Castles

PROPERTY SUMMARY

First time to market in over 50 years, is this spacious and charming five-bedroom, linked-semi, period family home within a moments' walk of the desired Broadway and Coleridge School. Offering convenient access into the City and West End via frequent local buses with Finsbury Park, Archway, Highgate, and Crouch Hill stations within easy reach.

The property boasts a host of period features throughout. Further comprising front private reception room and rear open planned family area, incorporating kitchen/diner/reception leading onto 100ft approximate south-west facing rear garden. In addition, guest w.c., en-suite to principal bedroom, family bathroom and utility room. Benefitting from storage cellar and rear roof terrace.

An early viewing is advised.

Local Authority: Haringey

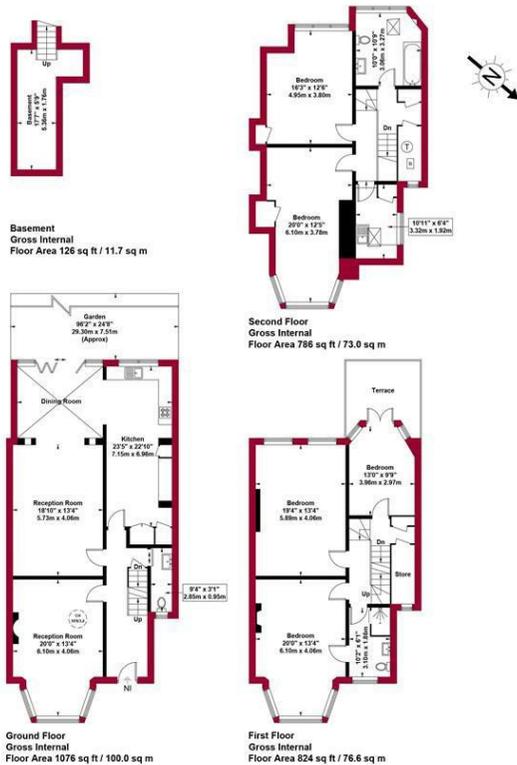
Council Tax band: G





Crouch Hill, N8

Approximate Gross Internal Area = 2812 sq ft / 261.3 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.



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		
(91-91)	B		
(80-80)	C		
(65-68)	D		
(54-54)	E		
(41-48)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	