



Castles

ASKING PRICE

£1,650,000

Gladwell Road

Crouch End, N8 9AA

Castles

## PROPERTY SUMMARY

A charming and well-presented, four-bedroom, period family home positioned on a much-favoured residential road within moments' walk to the enviable Broadway. The property offers an abundance of character features throughout with subtle contemporary detailing and benefits from a modern kitchen, private front-reception, and well-proportioned rear living area, consisting of open planned kitchen/diner leading on to a private rear garden. Further comprising two modern bathrooms, utility room and ample storage areas via eaves and cellar.

Offered with no onward chain.

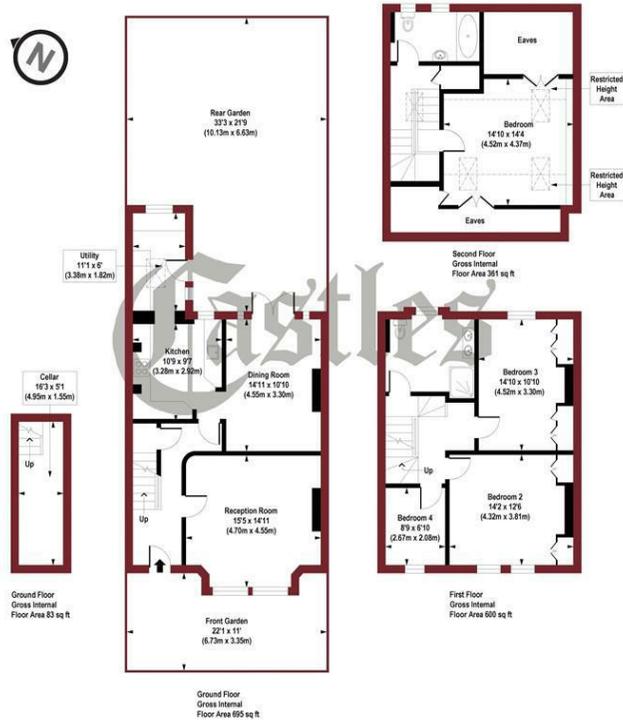
Local Authority: Haringey

Council Tax band: E





**APPROXIMATE GROSS INTERNAL AREA**  
 193 sq. m / 2077 sq. ft (Including Restricted Height Area & Eaves)  
 159.76 sq. m / 1719 sq. ft (Excluding Restricted Height Area & Eaves)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

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



House - Terraced  
 Freehold  
**Council:**  
**Council Tax Band: E**  
**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



**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			
102-91m	A		
91-81	B		
80-69	C		
55-48	D		
39-34	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	