



Castles

ASKING PRICE

£1,395,000

Eden House

Crouch End, N8 8TA

## PROPERTY SUMMARY

House 4 - Eden House

£1,395,000 - 4 Bedroom with Garden and Allocated Parking Space

£12,500 CONTRIBUTION TOWARDS STAMP DUTY ON COMPLETION.

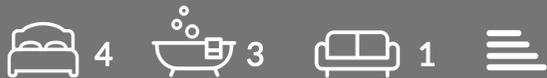
A small development of just nine carefully considered homes (4 houses and 5 apartments), Eden House offers a contemporary living experience with a focus on quality, sustainability and wellbeing. High performance innovations, such as the market leading heat and ventilation system, combined with bold design features like embossed concrete, bespoke kitchens & bathrooms, wallpapers and living walls, truly set Eden House apart.

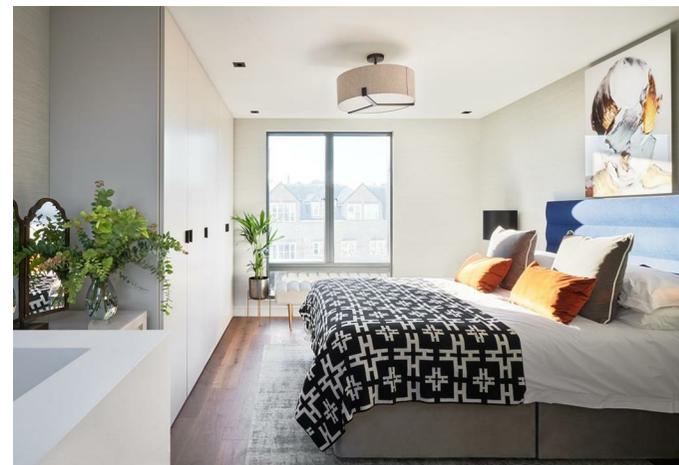
This unique development is set back from New Road and accessed via secure gates, positioned within a moments' walk to the heart of Crouch End, one of North London's premier Urban Village's.

Each of the four mews houses enjoys its own private garden and parking, and the five apartments all have outdoor balconies/terraces.

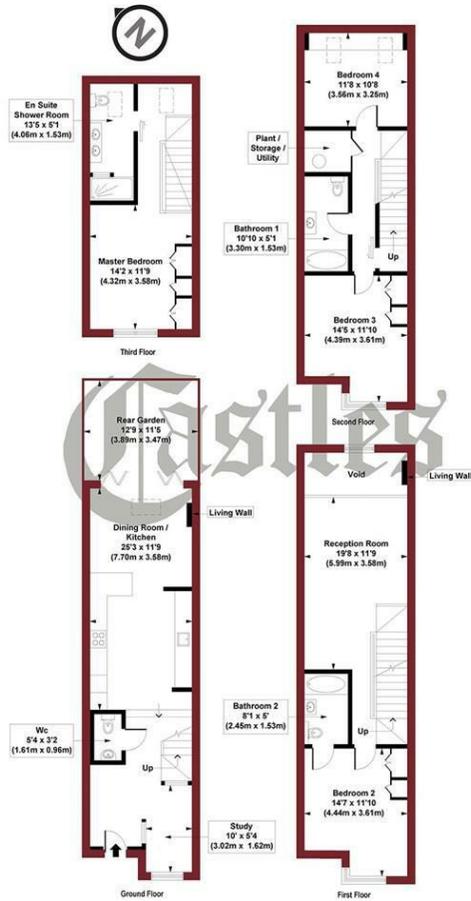
A healthy environment is the bedrock of wellbeing, so sustainable living is at the heart of the Eden House philosophy. The homes have a strong connection with nature and the gardens, living walls and green roof create a verdant sanctuary in the city. These plants also help to purify the air and improve biodiversity.

Clean and renewable technologies such as MVHR (Mechanical Ventilation with Heat Recovery), solar panels, natural paint and the BMW Eco Car minimise energy consumption and carbon emissions, as well as reducing energy costs.





APPROXIMATE GROSS INTERNAL AREA  
165.46 sq m / 1781 sq ft (Excluding Void)



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

Freehold

**Council:**

**Council Tax Band:** New Build

**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			
102-91kWh/m²	A		
91-81kWh/m²	B		
80-69kWh/m²	C		
55-48kWh/m²	D		
39-34kWh/m²	E		
21-38kWh/m²	F		
1-20kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	