



# Castles

ASKING PRICE

**£1,225,000**

**South View Road**

Crouch End, N8 7LS



# Castles

## PROPERTY SUMMARY

Situated on a tranquil residential turning is this beautifully presented, extended family home. Ideally located at the foot of Alexandra Palace and within the catchment of the highly rated Campsbourne Primary School.

Comprising four bedrooms, open-planned kitchen/reception, family bathroom and private rear garden. Further benefitting from additional en-suite shower room, ample eaves storage and secure bike storage in front garden. The amenities on High Street Hornsey and Crouch End Broadway are within a short stroll and transport is provided by a multitude of local bus routes and nearby Hornsey over-ground station.

Local Authority: Haringey

Council Tax band: E

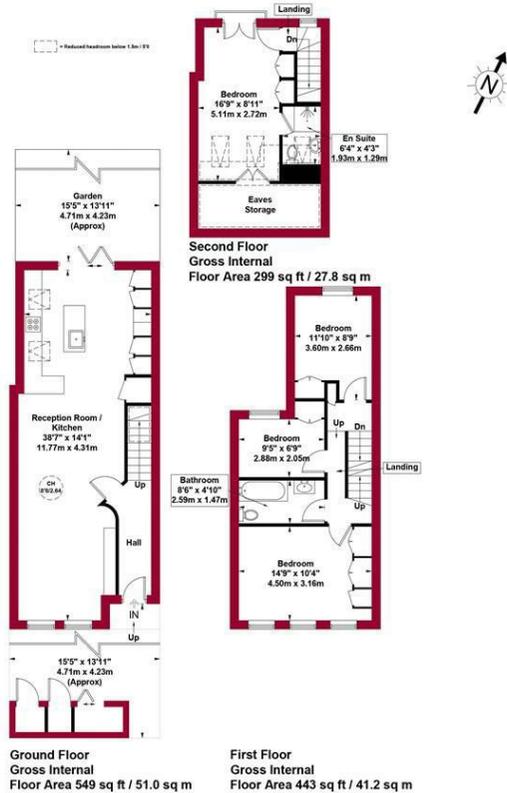




**South View Road, N8** Approximate Gross Internal Area = 1324 sq ft / 123.1 sq m

Restricted Height = 111 sq ft / 10.3 sq m

Outbuilding = 33 sq ft / 3.1 sq m



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



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.



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			
(92-101) A	(81-91) 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	