



Castles

ASKING PRICE

£1,895,000

Nelson Road

Crouch End, N8 9RU

Castles

PROPERTY SUMMARY

A magnificent opportunity to acquire this well-appointed, six-bedroom, Victorian double-fronted period residence, boasting a wealth of desirable original features, including fireplaces, high ceilings, and ornate cornicing. The property is set on a quiet residential turning within the sought-after Crouch End Heights.

Requiring modernisation, this imposing home offers generous and versatile accommodation comprising three reception rooms, kitchen, guest WC, two bathrooms, and a private rear garden. The property further benefits from a substantial basement and excellent potential to extend to the rear and into the loft space, subject to the necessary planning permissions (STPP), presenting an ideal opportunity to create an exquisite home, in keeping with several others on the road.

Ideally positioned just moments from a wide range of amenities, including highly regarded local schools such as Rokesly and Weston Park, as well as the recreational facilities of Stationers Park. The property also benefits from convenient access to the City and West End via regular bus links and Harringay station, providing connections to Finsbury Park Underground and Moorgate.

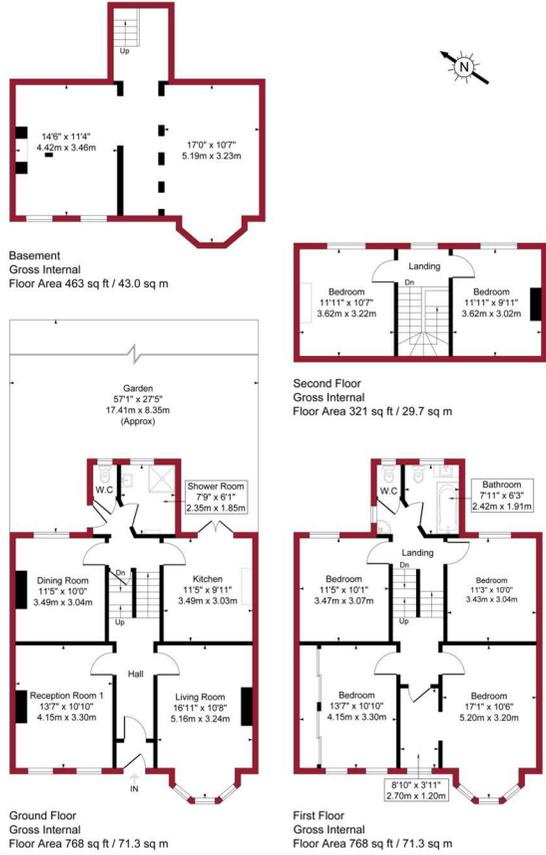
Offered with no onward chain.



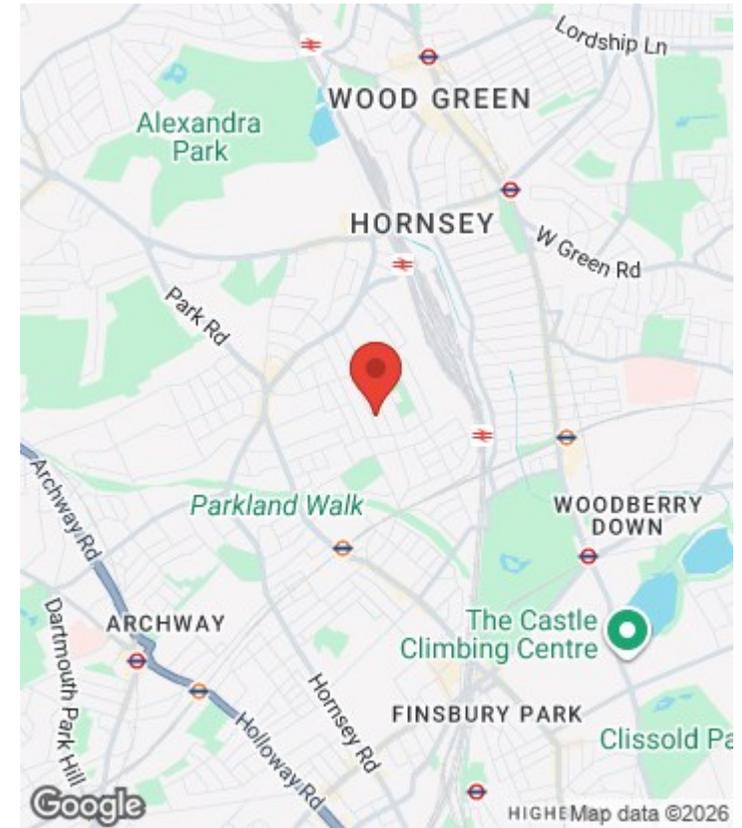
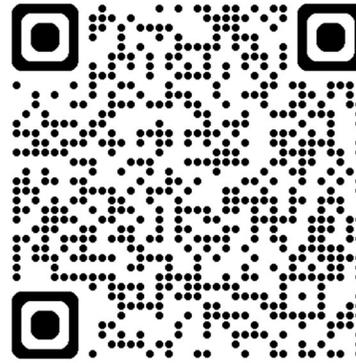


Nelson Road, London, N8

Approximate Gross Internal Area = 2320 sq ft / 215.3 sq m
(Including Basement)



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



House - Terraced

Freehold

Council: Haringey

Council Tax Band: G



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	