

Castles



ASKING PRICE

£1,650,000

Harold Road

Crouch End, N8 7DE

Castles

PROPERTY SUMMARY

A five-bedroom, Victorian house that blends contemporary and period features, offering a unique and harmonious balance between classic architectural charm and modern design elements. Boasting a spacious rear-family area incorporating kitchen/dining and seating overlooking a picturesque rear landscaped garden. Further comprising through-reception, bathroom and two shower rooms with ample storage via cellar and eaves.

Ideally positioned within a short walk to Rokesly School and Hornsey Station with direct links to the city (Moorgate) and Finsbury Park underground station. An array of essential daily amenities is on offer on Crouch End Broadway and High Street Hornsey. Nearby recreational grounds of Priory and Alexandra Parks are moments away.

Perfectly positioned, this home is ideal for families looking for a blend of space, character, and convenience.

Early viewing is highly recommended.

Local Authority: Haringey

Council Tax band: G



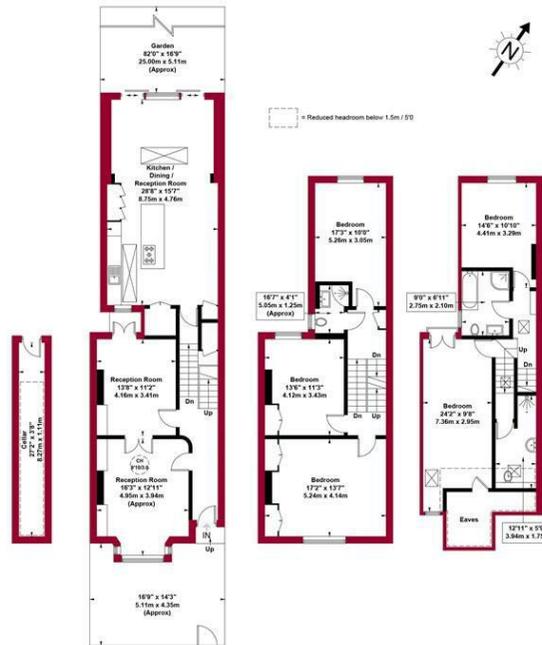


Harold Road, N8

Approximate Gross Internal Area = 2302 sq ft / 213.8 sq m
(Excluding Cellar)

Restricted Height = 191 sq ft / 17.8 sq m

Cellar = 99 sq ft / 9.2 sq m



Cellar
Gross Internal
Floor Area 99 sq ft / 9.2 sq m

Ground Floor
Gross Internal
Floor Area 967 sq ft / 89.8 sq m

First Floor
Gross Internal
Floor Area 689 sq ft / 64.0 sq m

Second Floor
Gross Internal
Floor Area 646 sq ft / 60.0 sq m



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.



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



House - Terraced

Freehold

Council:

Council Tax Band: G

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

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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	