



Castles

ASKING PRICE

£1,350,000

Bedford Road

Crouch End, N8 8HL

Castles

PROPERTY SUMMARY

A four-bedroom, period home, set on a much-favoured residential road on the Highgate periphery within a moment's walk of Crouch End Broadway and Coleridge School with Highgate station a short walk away.

Further comprising family bathroom, private front-reception and rear kitchen and dining room leading onto south-west facing rear garden. Benefiting from a garden studio. The property offers a host of period features with neutral decor throughout.

An early viewing is advised.

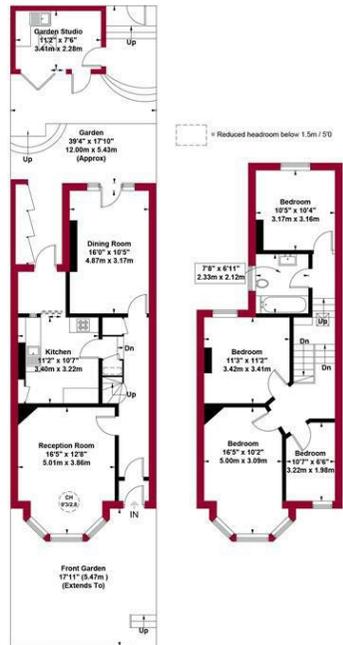




Bedford Road, N8 Approximate Gross Internal Area = 1374 sq ft / 127.7 sq m

Restricted Height = 2 sq ft / 0.2 sq m

Garden Studio = 84 sq ft / 7.8 sq m



Ground Floor
Gross Internal
Floor Area 653 sq ft / 60.7 sq m

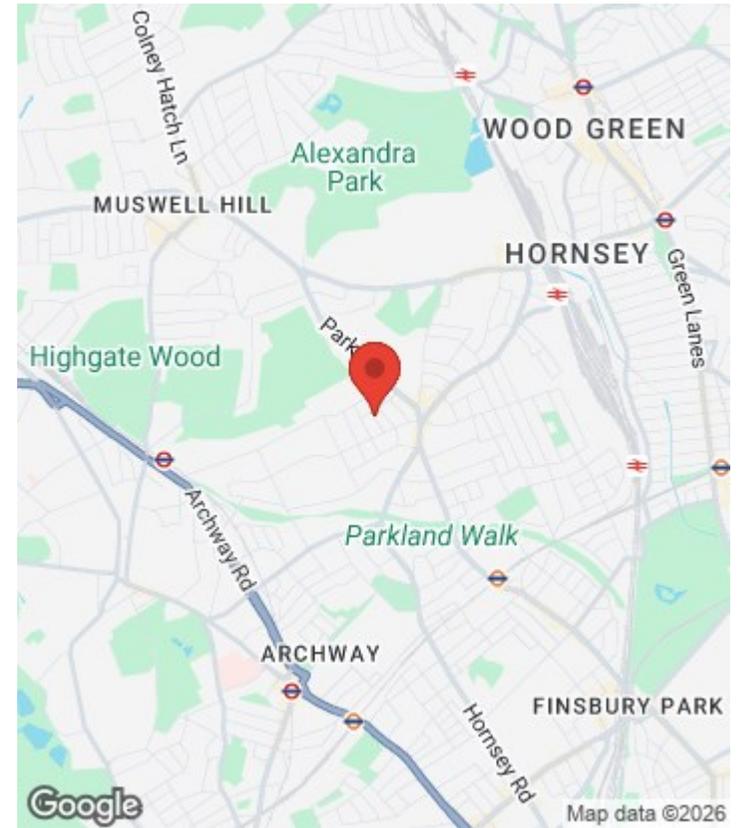
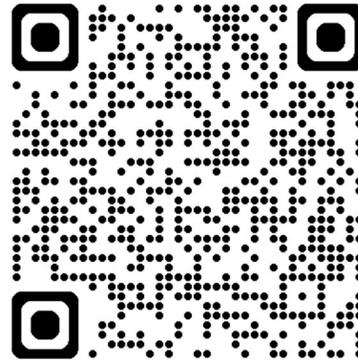
First Floor
Gross Internal
Floor Area 637 sq ft / 59.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including window, 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: Haringey

Council Tax Band: E

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		80
55-48	D		
39-34	E	43	
21-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	