



Castles

ASKING PRICE

£1,100,000

Wolseley Road

London, N8 8RP

Castles

## PROPERTY SUMMARY

A spacious two/three-bedroom ground floor garden conversion, set within an impressive period linked terraced home, ideally positioned between Crouch End Broadway and Highgate Station.

The property offers flexible accommodation comprising a bright reception room, a generous kitchen/diner, two/three bedrooms, study, a bathroom, and an additional shower room. It also benefits from a wealth of period features throughout.

Particular highlights include a spacious “standing” basement area, ideal for storage or offering excellent potential for further expansion (subject to the necessary consents). The property also benefits from a unique and exceptionally large, tranquil private rear garden, featuring a front patio and a generous lawn bordered by well-established trees and shrubs.

Offered with no onward chain.

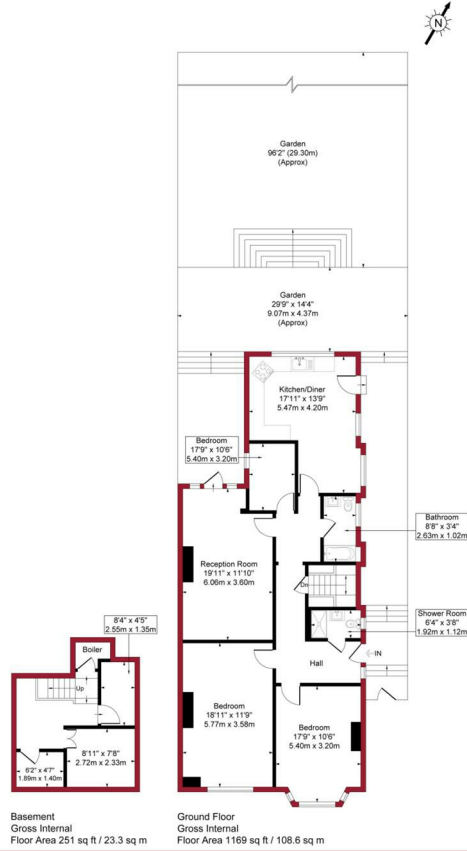
Lease: 125 years from 24 June 1982 = 81 years unexpired





Wolseley Road, London, N8

Approximate Gross Internal Area = 1420 sq ft / 131.9 sq m

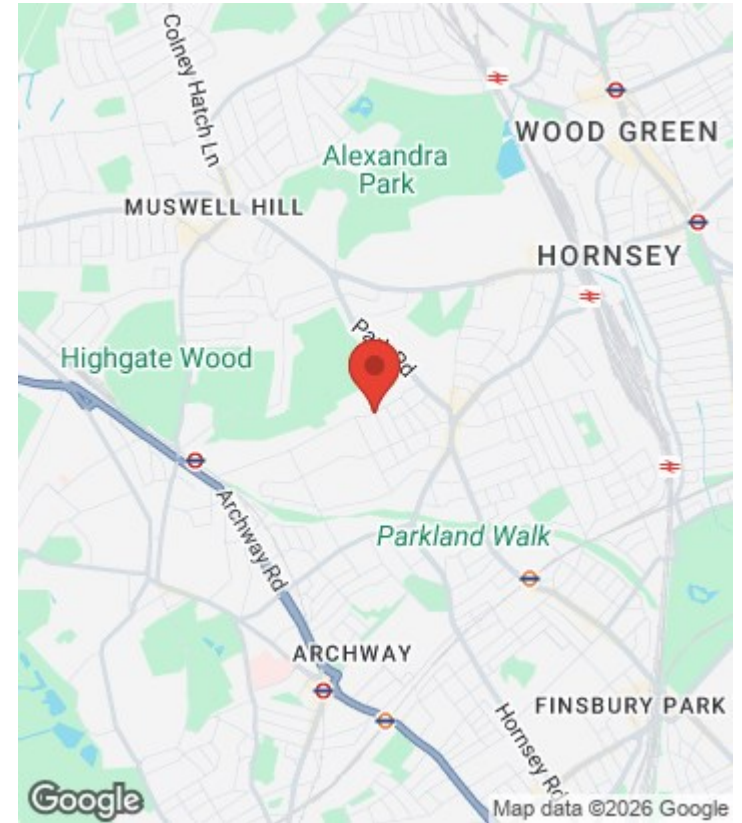
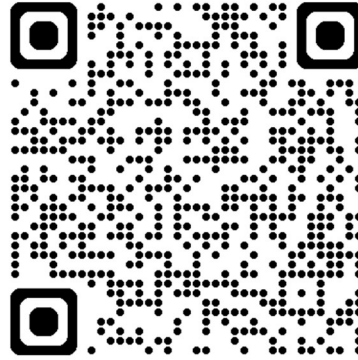


PINK PLAN

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.



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



Flat - Garden

Share of Freehold

**Council:** Haringey

**Council Tax Band:** F

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 (ph1)	A		
61-91	B		
35-60	C		
15-48	D		
8-34	E	55	71
2-13	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	