



# Castles

GUIDE PRICE

£3,250,000

Dickenson Road

Crouch End, N8 9EN



Castles

## PROPERTY SUMMARY

An exquisite architect-designed five/six-bedroom double-fronted period residence (featured in leading property and interior magazines), quietly positioned on a tranquil turning just off Crouch Hill. Meticulously renovated throughout, this beautifully crafted family home extends to approximately 3,500 sq ft (320 sq m), arranged over four generous floors and offering exceptional lateral space paired with refined contemporary detailing.

The raised and ground floors provide superb entertaining and living accommodation, comprising a grand double reception room, study, utility room, and a stunning open-plan kitchen/dining area with adjoining seating and TV space. This impressive arrangement flows seamlessly onto a private rear garden of approximately 1,200 sq ft – perfectly suited to both elegant entertaining and modern family life.

Further benefits include a secondary entrance providing access to a versatile guest bedroom (alternatively gym) with shower room. The upper floors enjoy expansive skyline views, including far-reaching vistas towards Alexandra Palace.

In summary, the property offers three reception rooms, four bathrooms, and exceptionally bright, well-proportioned accommodation throughout. Ideally positioned within the catchment of highly regarded state and private schools, Parkland Walk and approximately 30 minutes from central London, it represents a rare opportunity to acquire a truly outstanding family home.

Early viewing is highly recommended to fully appreciate the quality, scale and lifestyle this exceptional residence affords.



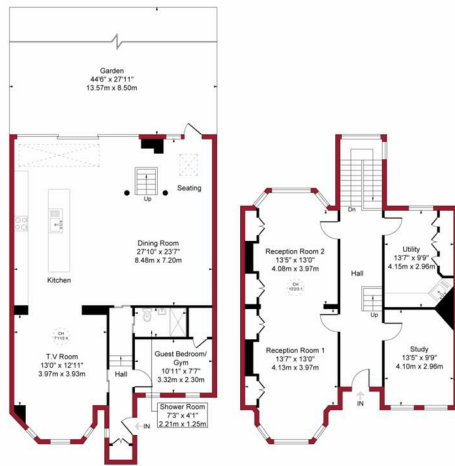


Dickenson Road, London, N8 Approximate Gross Internal Area = 3451 sq ft / 320.5 sq m



First Floor  
Gross Internal  
Floor Area 867 sq ft / 80.5 sq m

Top Floor  
Gross Internal  
Floor Area 587 sq ft / 54.5 sq m



Ground Floor  
Gross Internal  
Floor Area 1091 sq ft / 101.3 sq m

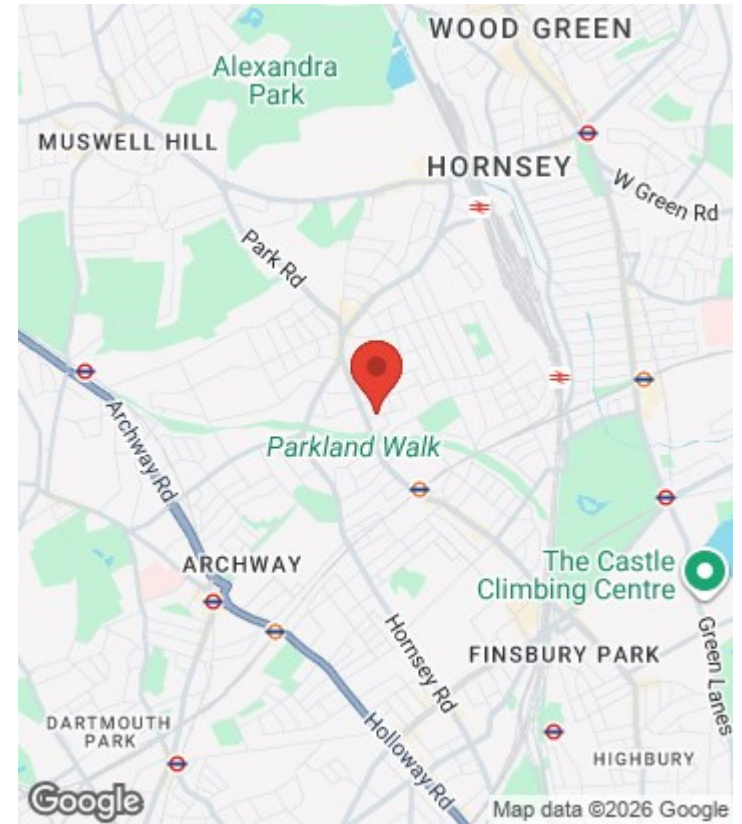
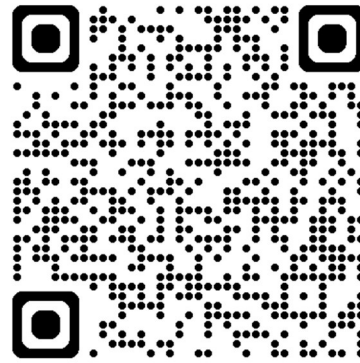
Raised Ground Floor  
Gross Internal  
Floor Area 906 sq ft / 84.1 sq m



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



House - Terraced  
Freehold  
**Council:** Haringey  
**Council Tax Band:** G

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	64	72
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	