



Castles

ASKING PRICE

£1,495,000

Grenville Road

London, N19 4EJ

Castles

## PROPERTY SUMMARY

An exceptional four/five-bedroom family residence, exquisitely blending elegant period character with refined contemporary design. Beautifully presented throughout, this outstanding home offers an abundance of natural light, sophisticated interiors, and thoughtfully arranged accommodation ideally suited to modern family living.

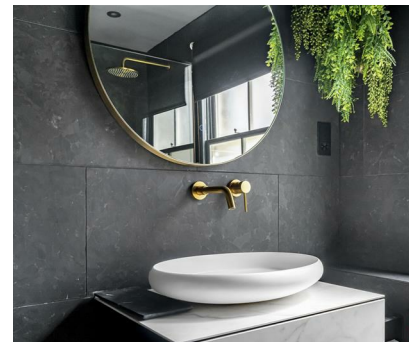
The ground floor unfolds through a magnificent through reception room, creating a wonderful sense of space and flow, before opening into an impressive bespoke kitchen and dining area. Designed as the heart of the home, this stunning space enjoys direct access to a beautifully landscaped rear garden, providing an idyllic setting for both entertaining and family life. Further enhancing the ground floor are a practical utility area, guest cloakroom, and useful storage cellar.

Arranged across the upper floors are four generously proportioned bedrooms, including a luxurious principal suite with en-suite facilities, a beautifully appointed family bathroom, and a versatile study that can serve as a fifth bedroom. Extensive loft and eaves storage provide excellent practicality without compromising the home's elegant aesthetic.

Finished to an exacting standard, the property benefits from underfloor heating throughout the ground floor and bathrooms, a fully integrated designer kitchen, remote-controlled roof skylights that flood the interior with natural light, and a Quooker instant boiling water tap, reflecting the exceptional attention to detail evident throughout.

Perfectly positioned, the property is within easy reach of the highly regarded Coleridge and Ashmount schools. The picturesque Parkland Walk and the vibrant cafés, restaurants and boutiques of Crouch End Broadway are moments away, while excellent transport connections provide swift and convenient access to both the City and West End.

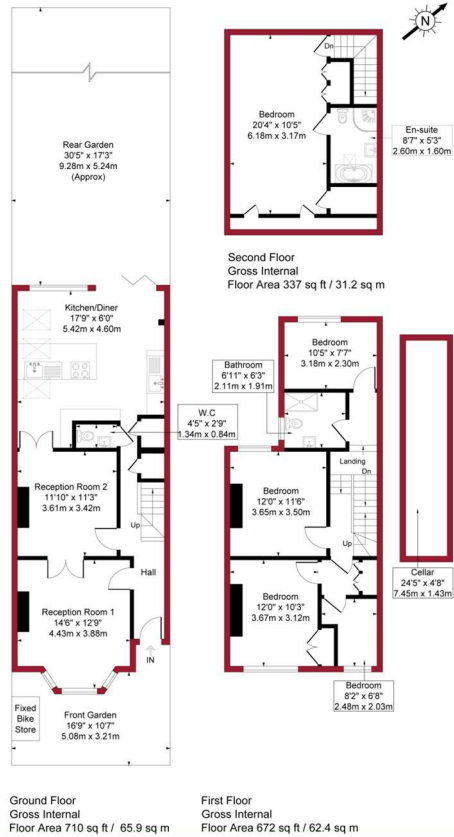
A truly outstanding family home of rare quality and distinction, offering an enviable blend of style, comfort and location. Early viewing is highly recommended.





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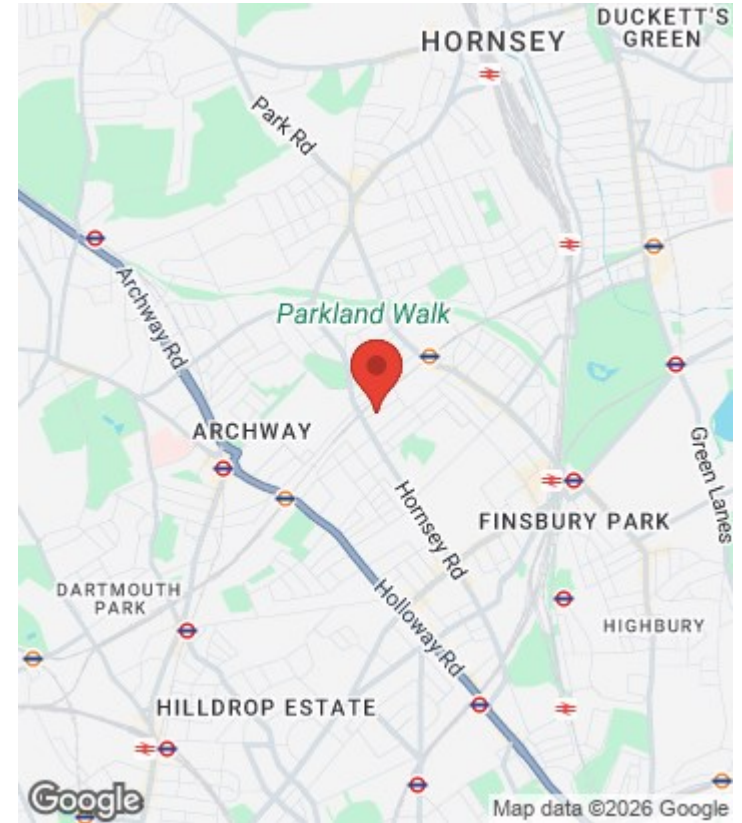
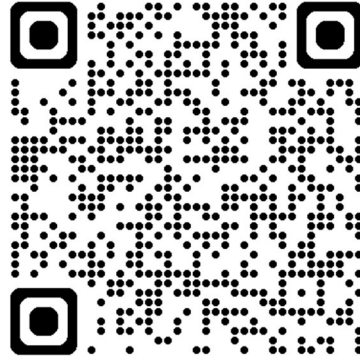
Approximate Gross Internal Area = 1719 sq ft / 159.5 sq m  
(Including Cellar & Restricted Head Height)



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:** Islington

**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**

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London  
N8 8PR

**OFFICE DETAILS**

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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 |           |