



Castles

ASKING PRICE

£3,250,000

Christchurch Road

Crouch End, N8 9QL

Castles

PROPERTY SUMMARY

An exquisite and architecturally designed Arts and Crafts semi-detached residence extending to approximately 3,466 sq. ft/321.9 sqm, complete with a beautifully landscaped south-facing garden. Finished to an exceptional standard throughout, this outstanding five/six-bedroom family home offers off-street parking for three cars, alongside a self-contained yet connected annexe featuring its own private entrance, en-suite, and courtyard spaces. A spacious garden office/gym with an additional separate shed further enhances the versatility of this remarkable home. The property provides an abundance of light-filled, flexible living and entertaining space, centred around a stunning open-plan kitchen, dining, and reception area of over 800 sq. ft. This impressive space opens directly onto the landscaped rear garden and is characterised by elevated ceilings with exposed beams, floor-to-ceiling Maxlight glazing, and specialist external blinds. The bespoke, fully fitted kitchen is equipped with an integrated Bora hob and Miele appliances, a Quooker instant boiling water tap, and an integrated water softening and filtration system, complemented by premium flooring with underfloor heating throughout and a Lutron lighting system. The ground floor also comprises a private front reception room featuring a contemporary log burner and beautifully restored original parquet flooring, along with a guest WC, utility room, walk-in coat room, and the connected annexe. Across the upper floors, the principal suite benefits from a generous dressing room and luxurious en-suite, accompanied by four additional well-appointed bedrooms, two further bathrooms and ample eaves storage. Further highlights include a bespoke handmade oak feature staircase, architecturally designed lighting throughout, CAT6B Ethernet connectivity, and a specialist continuous extract ventilation system to ensure fresh air circulation across all bathrooms.

Ideally positioned on one of the Village's most prestigious turnings, the property is within easy walking distance of excellent local amenities, including highly regarded state and private schools, as well as convenient transport links into the City and West End.

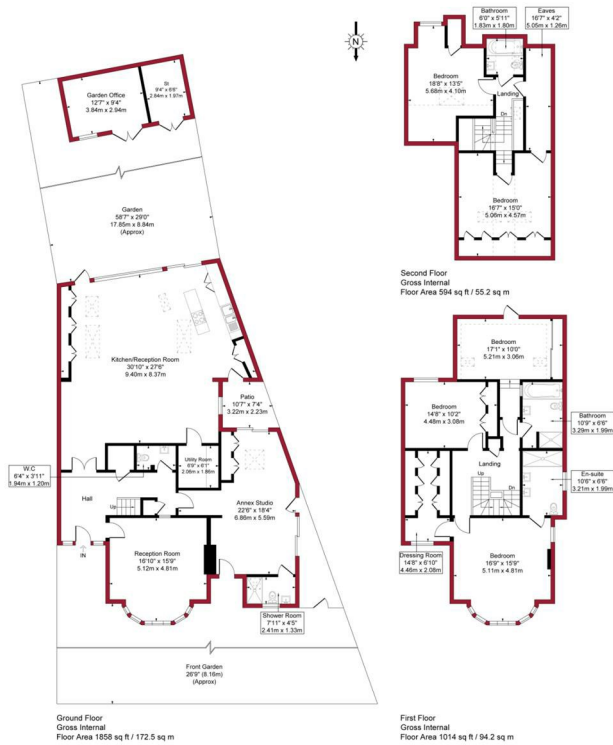
A truly stunning and rarely available home, offered to the market with no onward chain.



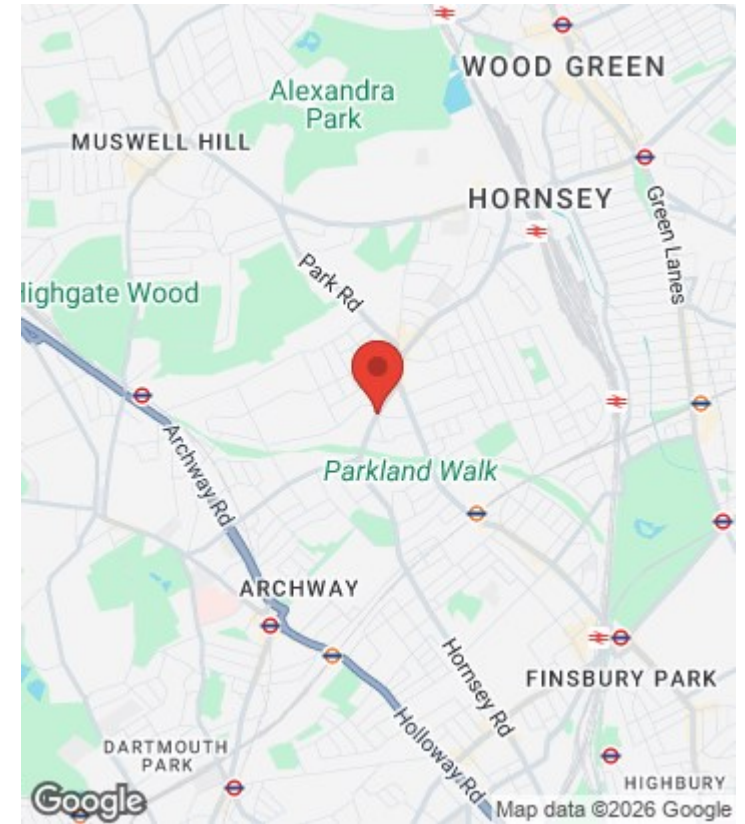
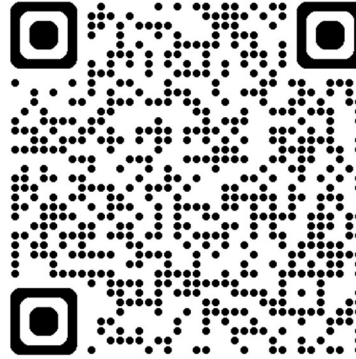


Christchurch Road, London, N8

Approximate Gross Internal Area = 3466 sq ft / 321.9 sq m
(Including Outbuilding)



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



House - Semi-Detached

Freehold

Council: Haringey

Council Tax Band: F



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.



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>

