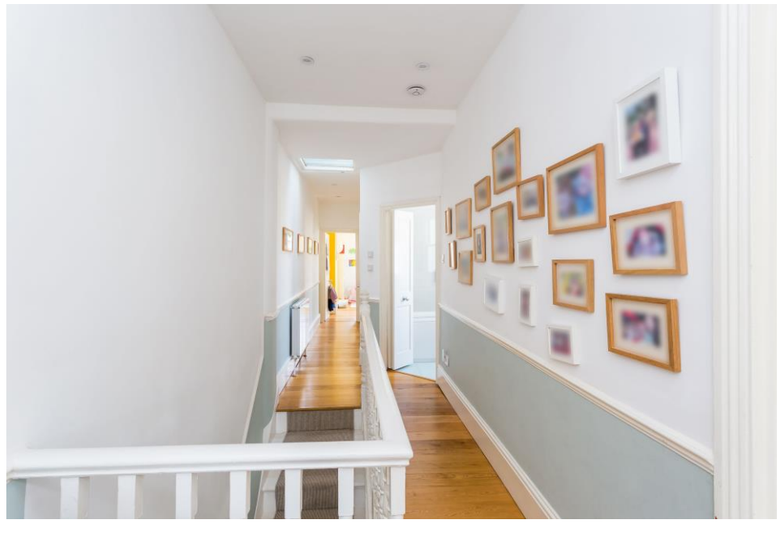
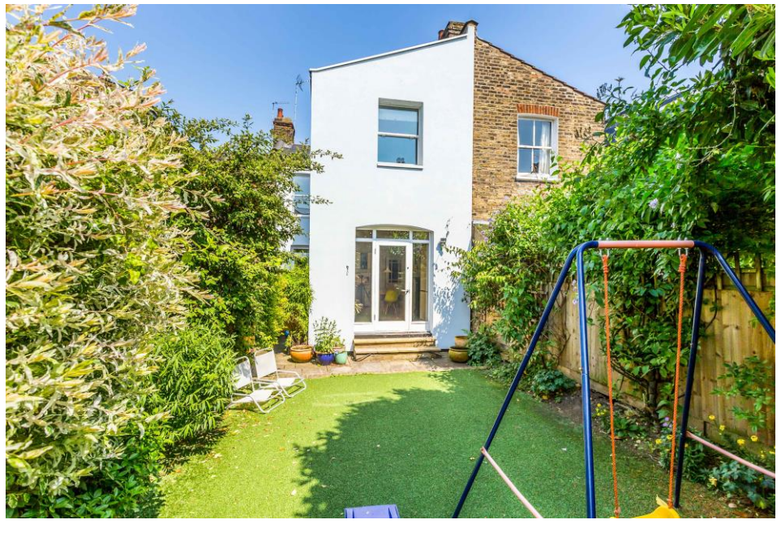
**Inderwick Road, N8**

£1,300,000

Freehold





my skeleton

## Inderwick Road, N8

An exceptionally well-presented, four-bedroom period family home. The property has been greatly improved by the current owners and offers an enviable blend of contemporary and period features throughout which includes high ceilings, sash windows, wooden flooring and feature fireplaces. Further comprising spacious ground floor living accommodation comprising bespoke kitchen/diner, inter-connecting reception rooms, family bathroom, cellar and private garden. The property is conveniently positioned within walking distance of the green open spaces of Stationers Park and Crouch End's popular Broadway with its array of amenities. The property is ideally located for a short bus ride to Finsbury Park underground station (Victoria and Piccadilly lines) and British Rail with links to the City (Moorgate) and West End. We highly recommend an early viewing to appreciate this beautiful family home.

*EPC Rating: D*
*Current: 59  Potential: 76*

**£1,300,000** **Freehold**

Castles

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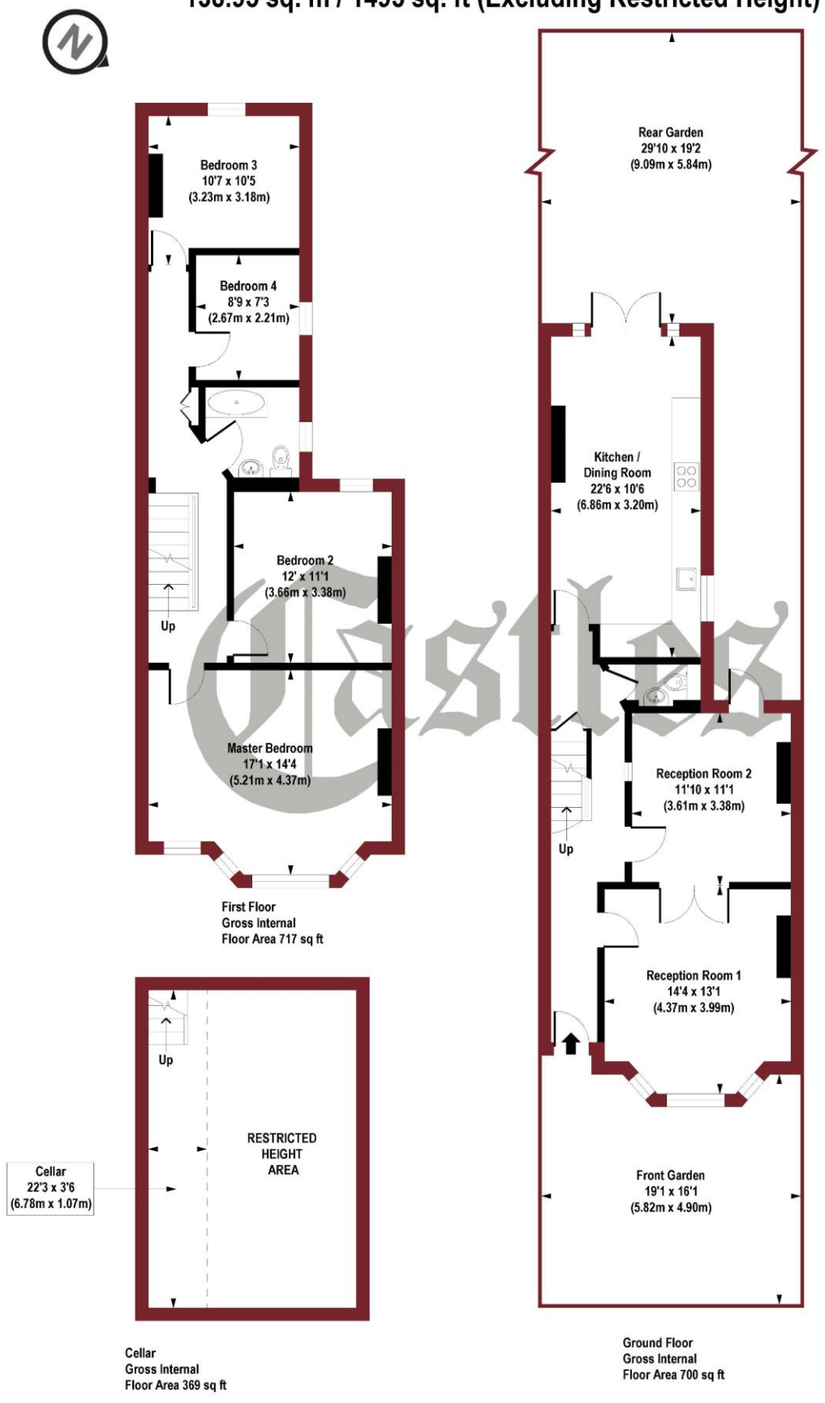
# APPROXIMATE GROSS INTERNAL AREA
# 165.92 sq. m / 1786 sq. ft (Including Restricted Height)
# 138.95 sq. m / 1495 sq. ft (Excluding Restricted Height)

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**An overview of Crouch End**

Situated in a valley, Crouch End is overlooked by nearby Muswell Hill, Highgate and Alexandra Palace. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively being combined with modern high specification developments. With its diverse independent retailers and high street stores accompanied with good schools and parks this bohemian and vibrant location ensures Crouch End remains a desirable place to reside. Packed with lots to see and do with great feeling of community spirit. The area is dominated by a vibrant 'Village' with the landmark Clock tower at the centre of attraction with a fine range of independent retailers, coffee shops, bars and restaurants, while there is a distinct open feel to the area, owing to a large number of green spaces including Parkland walk.

**History**

Once a medieval route from London to the north of England, Crouch End, which was governed as part of Hornsey, was a mainly wooded area containing farms and villas, including Crouch Hall, built in the 17th century at the intersection of what came to be known as Crouch End. The area changed rapidly in the late 18th century from a largely rural area to a prosperous middle-class suburb, due to a sharp rise in professionals, including clerical workers moving to the area looking to commute into the city, thanks to the development of the railway in the area. Many of the old houses were demolished and replaced with housing aimed at the middle-class.

**Housing Stock**

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Crouch End attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

**Shopping, food and drink**

Crouch End offers an amazing array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on the Broadway include upmarket restaurants and supermarkets, such as the recently opened Waitrose, as well as numerous cafes and bars spilling out onto the pavements. There is also a long-standing baker, Dunn's, as well as two butchers, a fishmonger and a greengrocer. Whether one is looking for traditional English grub or somewhere that serves something a little more exotic, there is no shortage of gastropubs, elegant restaurants, wine bars and pubs to suit all tastes.

**Recreational Grounds & Amenities**

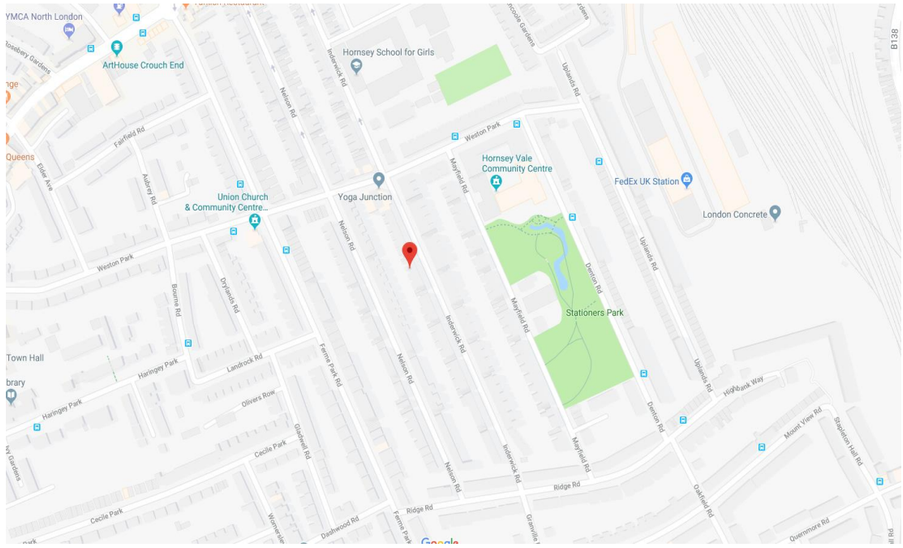
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other parks in the area include Stationers Park and Priory Park. In addition there a number of fitness centres, Tennis & Cricket clubs and Park Road swimming pool.

**Emergency services**

Crouch End is considered a safe neighbourhood. It is served by Highgate Police Station on Archway Road and Muswell Hill Police Station on Fortis Green. Hornsey Fire Station is located in Priory Road. There are a number of GP & Dental practices including The Christchurch Hall Surgery, Allenson House Medical Centre and The Beaumont Practice. The nearest hospital is The Whittington & University College Hospital.

**Transportation**

There are plenty of transport options in and around Crouch End. The nearest Tube and train stations are Highgate (Northern Line, Zone 3), Finsbury Park (Overground, Piccadilly & Victoria, Zone 2), Crouch Hill (Overground, Zone 3), Hornsey (Overground, Zone 3), Haringey (Overground, Zone 3) and Archway (Northern Line, Zone 2/3).Buses and night buses, including the 41, 91, 210, W3, W5, W7, N41 and N91, provide a good service to other parts of London.





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