



**Gladwell Road, N8**

£2,500,000

Freehold

**Castles**







## Gladwell Road, N8

Rare to the market is this magnificent four/five-bedroom detached, double-fronted 'Georgian' Villa. The property has been meticulously renovated and offers a perfect blend of contemporary and period features with a desired layout.

Further comprises, through-reception and kitchen/diner leading onto rear reception onto an exotic, landscaped and private rear garden. Benefitting from principal suite, incorporating dressing room (bedroom five), ground-floor shower room, first and second floor bathrooms and ample storage via cellar and eaves.

Ideally positioned on a much-favoured, tree-lined residential road with open views of Alexandra Palace and within a short walk to the heart of the Crouch End Broadway, one of North London's premier urban Villages.

Variety of transportation links are conveniently available to the City and West End as are highly rated local state schools and the green open spaces of the Parkland Walk.

Features include solid oak herringbone flooring, air con, traditional radiators, bespoke kitchen with miele appliances and granite worktops.

Offered with no onward chain.

*EPC Rating: D*  
*Current: 65/D Potential: 80/C*

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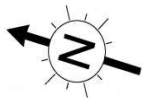
# Castles

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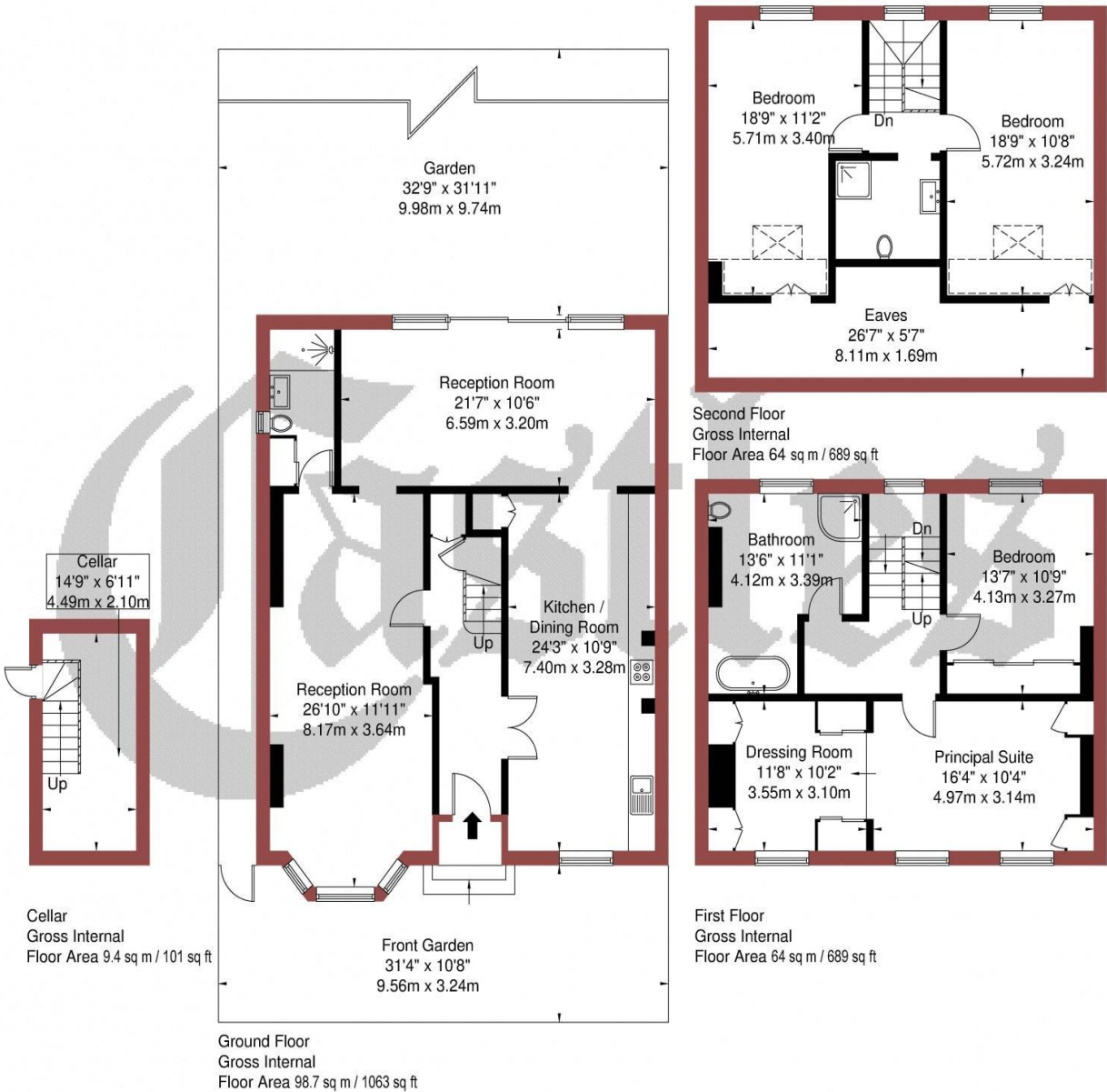




Approx. Gross Internal Area = 236.1 sq m / 2542 sq ft  
(Including Cellar & Reduced Headroom)



Reduced headroom below 1.5m / 5'0"



Ref

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**BLEU  
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

**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 17<sup>th</sup> century at the intersection of what came to be known as Crouch End. The area changed rapidly in the late 18<sup>th</sup> 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 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**

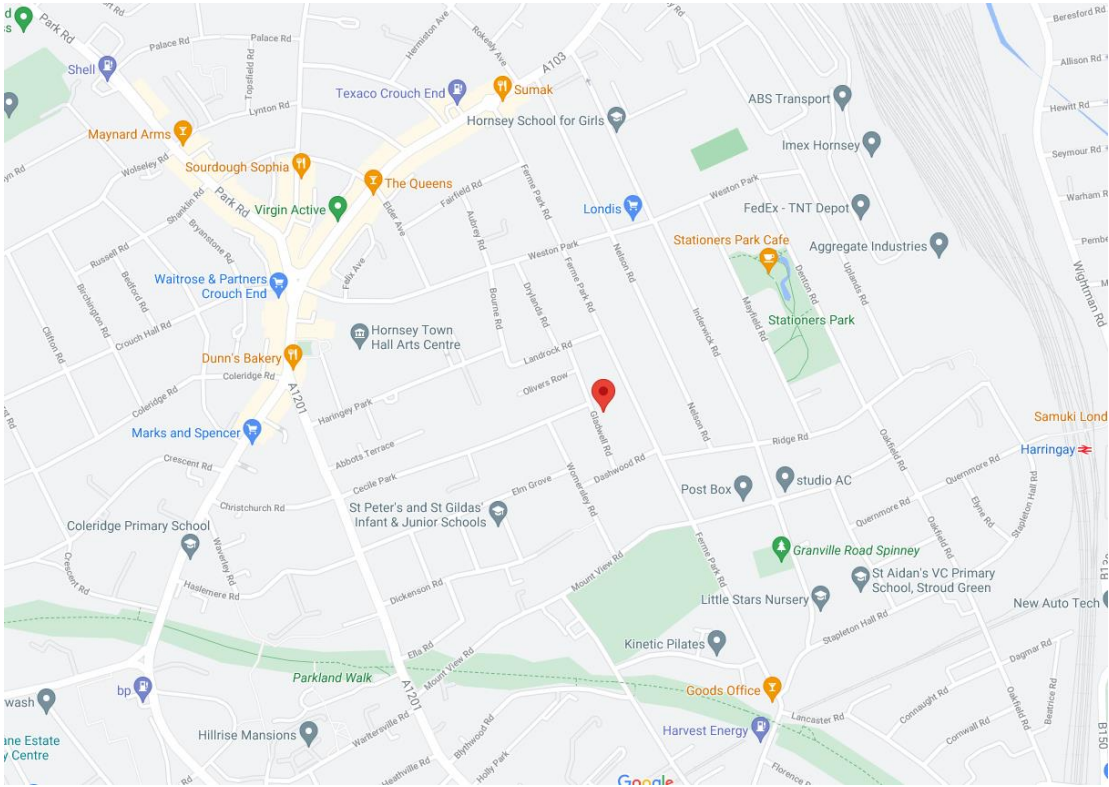
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other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