



Ridge Road, N8

£1,350,000

Share of Freehold

Castles



## Ridge Road, N8

Rare to the market...an exquisite three-bedroom, end-of-terrace, south-west facing garden conversion with garden studio. This interior design masterpiece offers a unique layout with an enviable blend of contemporary and period features. Further comprising spacious open-planned kitchen/diner/reception, family bathroom, utility room and en-suite to principal bedroom. Benefitting from external shed and a garden studio with shower room and mezzanine 'chill' area. The property is truly one of a kind with front and rear access.

Positioned on 'Crouch End' heights, equidistant to Crouch End Broadway and Haringey Station, a direct line to Finsbury Park and Moorgate stations.

An early viewing is highly recommended.

*Unexpired lease term:*

999 years from 29 Sep 1984

*Current Service/Maintenance Charge:*

£100 pcm contribution towards sinking fund and building insurance

*Ground Rent: Not applicable*

*Local Authority: Haringey*

*Council Tax band: E*

*EPC Rating: To be confirmed*

*Current: 68/D Potential: 78/C*

**£1,350,000**

**Share of Freehold**

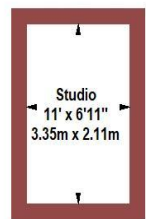
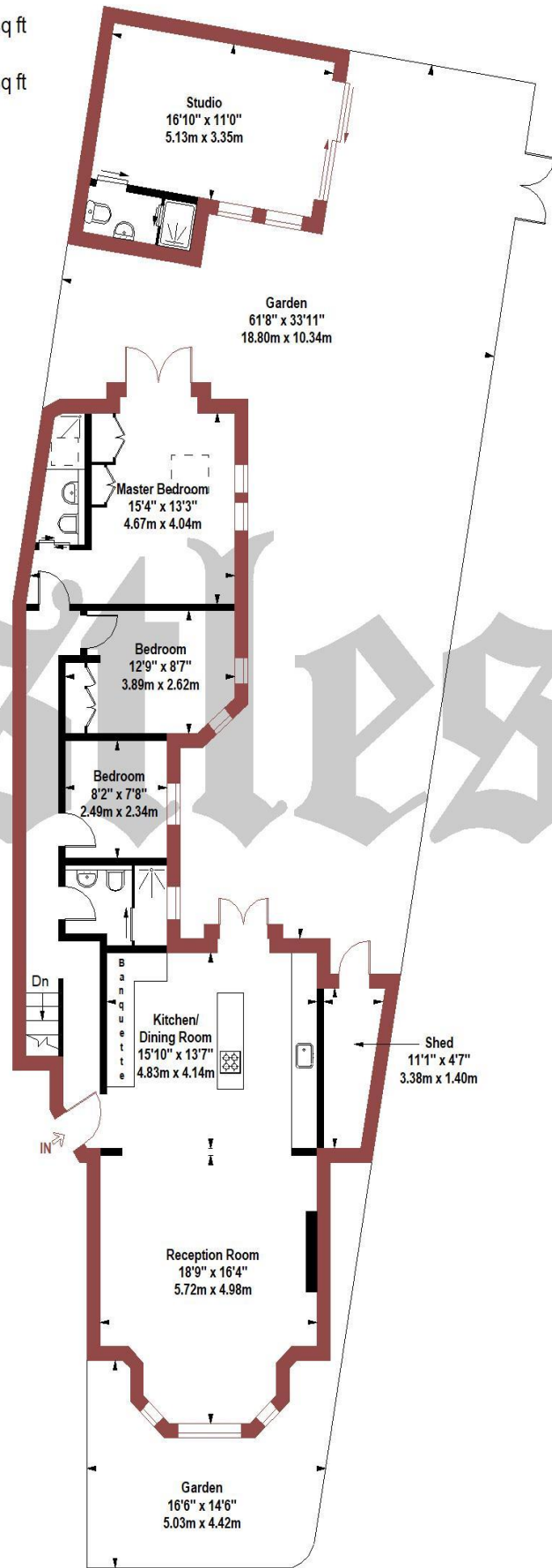
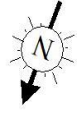
# Castles

**020 8348 5515**

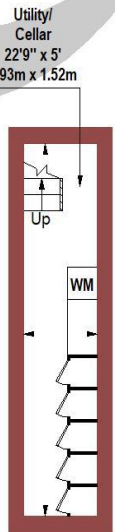
**crouchend@castles.london**



Approx. Gross Internal Area = 133.68 sq m / 1439 sq ft  
(Including Studio, Shed & Utility)  
Approx. Gross Internal Area = 102.00 sq m / 1098 sq ft  
(Excluding Studio, Shed & Utility)  
(Mezzanine Not Included)



Mezzanine  
Gross Internal  
Floor Area 7.1 sq m / 76 sq ft



Lower Ground Floor  
Gross Internal  
Floor Area 10.4 sq m / 112 sq ft

Ground Floor  
Gross Internal  
Floor Area 103.1 sq m / 1110 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

#### 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

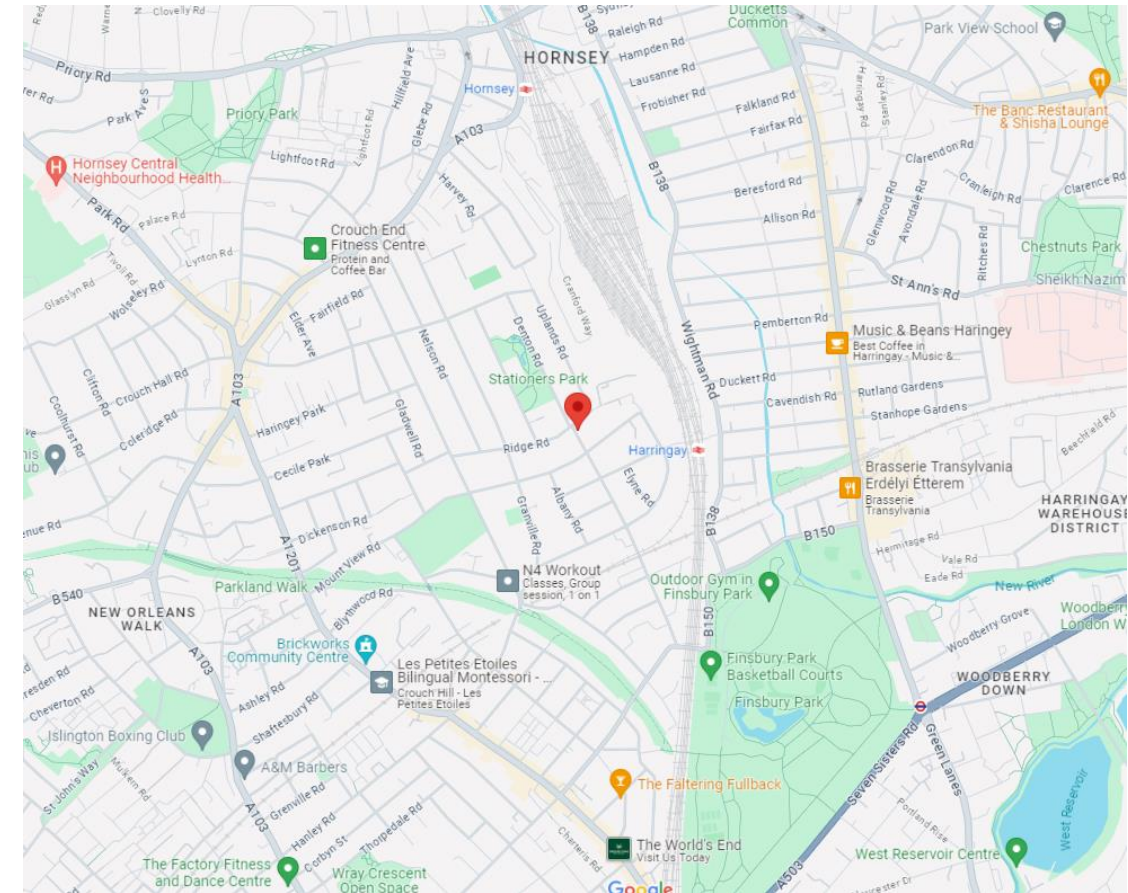
There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent. Additionally, Alexandra Park is to the north of Crouch End, with Finsbury Park to the south. These two parks are connected by 'The Parkland Walk', a former railway line. Other 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 on Priory Road. There are a number of GP & Dental practices including The Vale Practice in Park Road, Queenswood Medical Practice at 151 Park Road, Crouch End Health Centre at 45 Middle Lane and Muswell Practice (Pinnacle Close at top of Muswell Hill). 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.



# Castles

12 Topsfield Parade, Crouch End  
London N8 8PR  
020 8348 5515  
crouchend@castles.london  
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

