



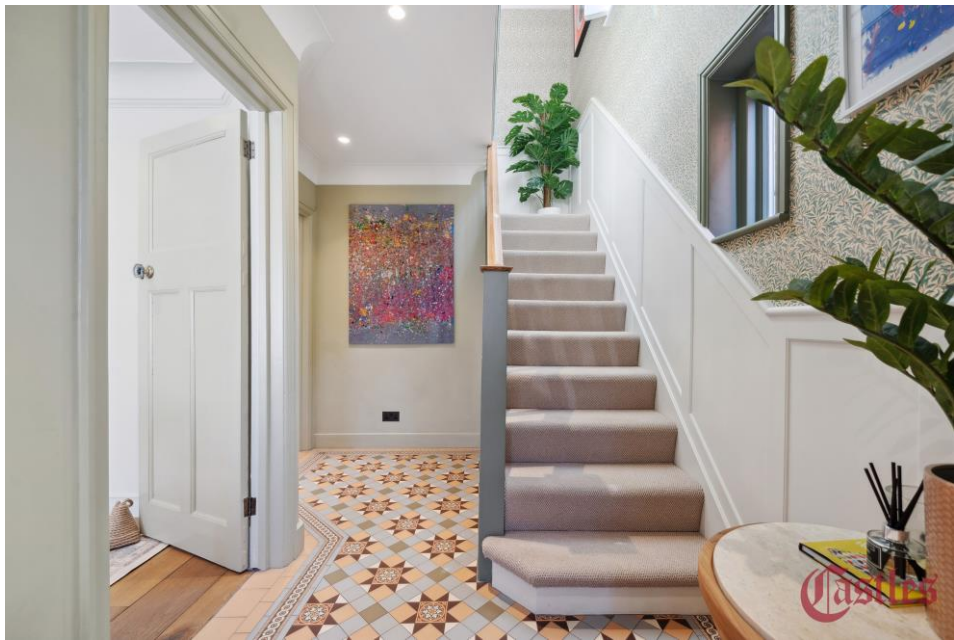
**Cascade Avenue, N10**

£1,550,000

Freehold

**Castles**







## Cascade Avenue, N10

A charming, four-bedroom, end-of terrace, family home with beautiful period features throughout this Collins built home located on the popular Rookfield Conservation area. Having undergone extensive renovations by the current owners, this delightful family home offers an aspiring blend of period and subtle contemporary detailing. This 'turnkey' home further comprises front-reception onto kitchen/diner onto private rear landscaped garden. In addition, family bathroom, top floor bedroom with en-suite. Benefitting from ample storage and side access.

Cascade Avenue is set within a sought-after location, equidistant to Muswell Hill Broadway and Crouch End. It is situated close to the open spaces of Alexandra Palace, Highgate Wood and Highgate station as well as a local high street and bus to Finsbury Park.

An early viewing is highly recommended.

*Local Authority: Haringey*  
*Council Tax band: E*

*EPC Rating: D*  
*Current: 64/D Potential: 84/B*

**£1,550,000**

**Freehold**

# Castles

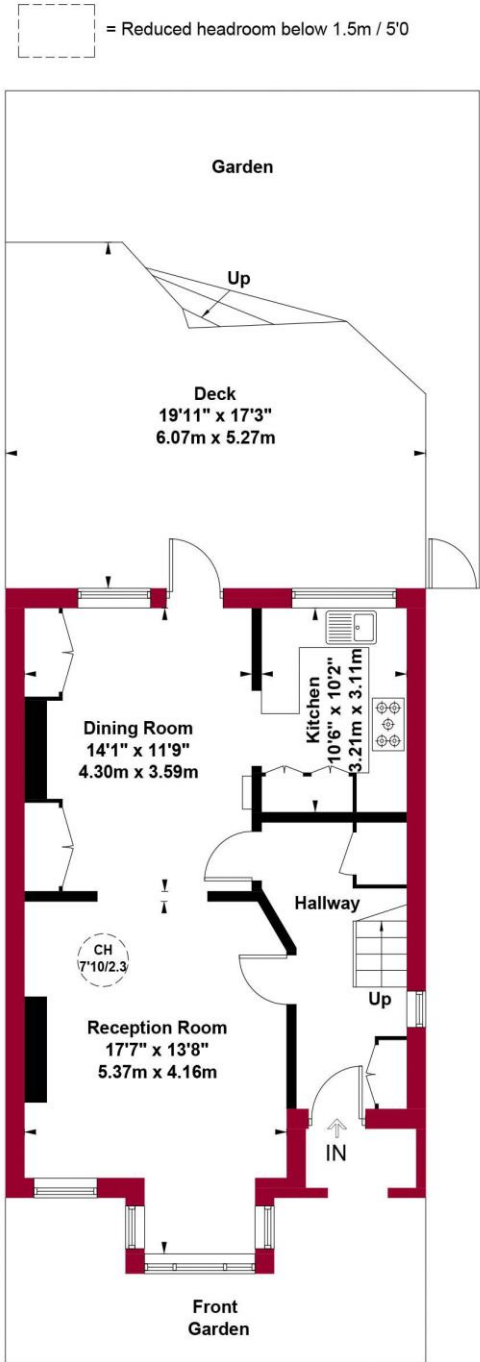
**020 8348 5515**  
**crouchend@castles.london**





Cascade Avenue, N10 Approximate Gross Internal Area = 1502 sq ft / 139.64 sq m

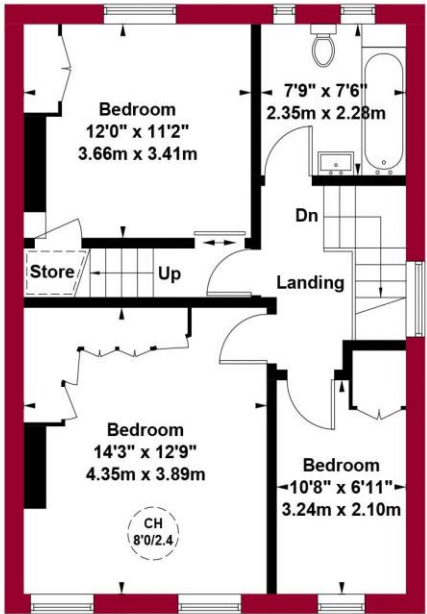
Restricted Height And Eaves Storage= 157 sq ft / 14.6 sq m



Ground Floor  
Gross Internal  
Floor Area 566 sq ft / 52.6 sq m



Second Floor  
Gross Internal  
Floor Area 216 sq ft / 20.07 sq m



First Floor  
Gross Internal  
Floor Area 563 sq ft / 52.3 sq m

An Overview of Muswell Hill

MUSWELL HILL

Close to Alexandra Park and Highgate Woods, with something of a village atmosphere, Muswell Hill has developed from the staid suburb it was in the 1950s to become fashionable with a host of trendy bars, restaurants, coffee shops and delicatessens. Muswell Hill Broadway and Fortis Green Road, the main shopping streets, still maintain their Edwardian splendour with many of the original facades preserved and 3 churches (one now converted into a bar) adding to the streetscape. Some parts have spectacular views over London, and the area is home to a large number of actors, journalists and other media people. House prices remain high partly due to the quality of the local schools and this is also reflected in the influx of upmarket shop brands like Space.NK, Maison Blanc and Whistles.

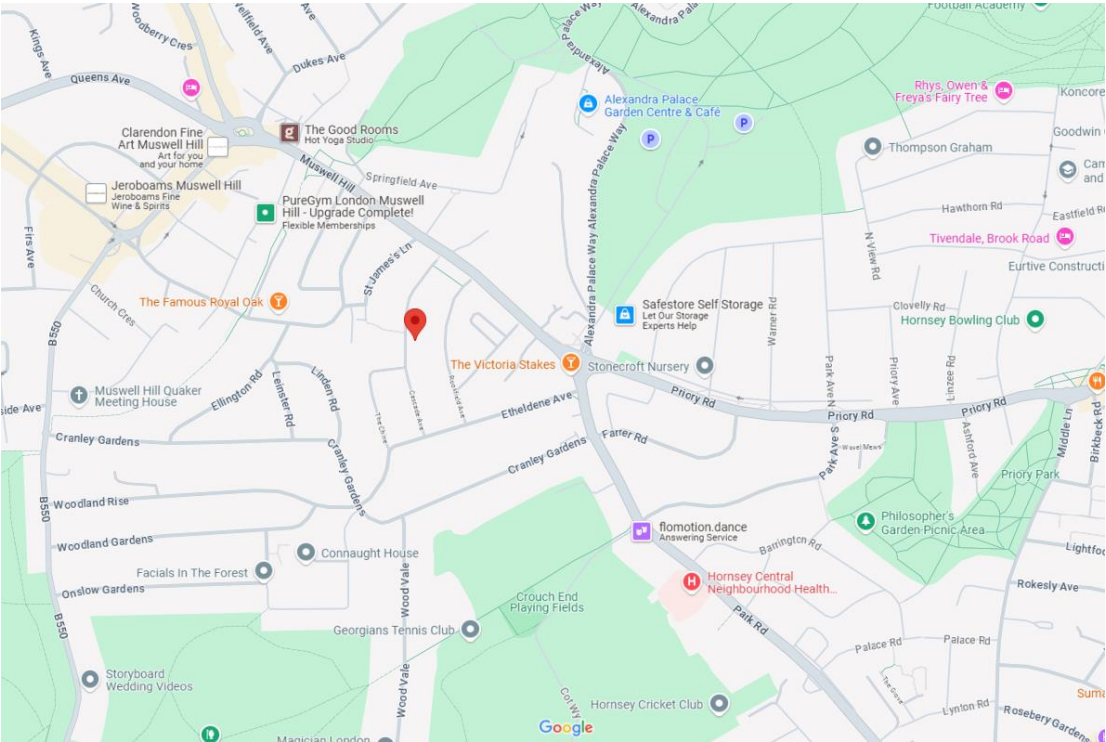
The name Muswell is believed to stem from a natural spring or well (the "Mossy Well"), which was said to have miraculous properties

TRANSPORT

Direct routes both to the City and the West End (24-hours a day). The nearest underground stations are Highgate, Bounds Green, Finsbury Park or East Finchley, all of which have convenient bus links from Muswell Hill. There are also mainline train services (the Great Northern Electrics runs into King's Cross and Moorgate from Alexandra Palace and Hornsey).

SHOPPING AND LEISURE

It was not until the 19th century that Muswell Hill saw significant change from a collection of country houses to the London suburb we see today. The development was accelerated by the opening of a branchline railway with connecting services to Finsbury Park and Kings Cross Stations. However, most development occurred in the early 20th century when the elegant Edwardian retail parades were constructed and the current street pattern set out. The centre included a music hall (subsequently demolished and redeveloped as a supermarket) and several churches for various denominations. The 1930s saw the construction of an art deco Odeon cinema, another cinema at the top of Muswell Hill, the Ritz, was redeveloped as offices.



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.



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

