



Castles

ASKING PRICE

£1,875,000

Park Avenue North

Crouch End, N8 7RS



PROPERTY SUMMARY

An exquisite four-bedroom Edwardian home set on a much favoured, tranquil, tree-lined street, leading directly onto Alexandra Park.

Meticulously renovated by the owners, the elegant calm aesthetic carefully complements the period features whilst providing modern comfort including underfloor heating, double glazing and e-car charging. The property is flooded with natural light throughout. Large bi-fold doors from the kitchen to the garden provide an airy feel and easy inside-out living.

Further comprising two receptions, kitchen/diner, guest w.c., en-suite to master bedroom, family bathroom, converted attic bedroom with en-suite and landscaped rear garden. Benefitting from a large versatile basement room with front access and rear roof terrace for maintenance of the solar panel array.

Ideally positioned for both Crouch End and Muswell Hill Broadways together with the green spaces of Queens Wood and Highgate Wood. Alexandra Palace and Hornsey rail stations are nearby with further access to both Finsbury Park and Highgate tube stations.

Offered with no onward chain. We highly recommend an early viewing.

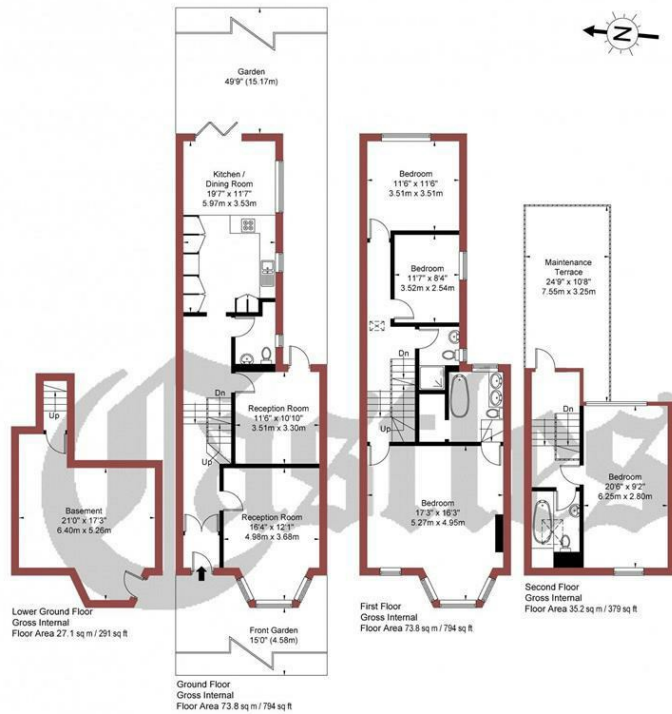




A guide to the area

AREA GUIDE TEXT

Approx. Gross Internal Area = 209.9 sq m / 2259 sq ft



Ref

Copyright **BLEU PLAN**

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.
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House - Terraced

Freehold

Council:

Council Tax Band: E

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

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>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(62-91)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	