



Castles

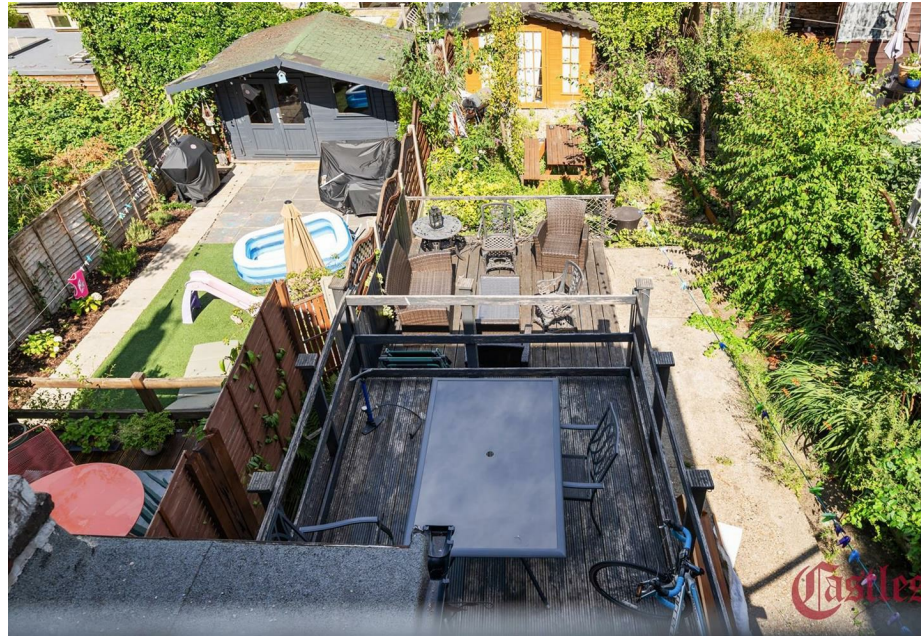
ASKING PRICE

£1,300,000

Ferme Park Road

Crouch End, N8 9SD

Castles



PROPERTY SUMMARY

Spacious Four-Bedroom Period Home with Excellent Potential

An exciting opportunity to acquire this generously proportioned, four-bedroom period family home, offering scope for modernisation and personalisation throughout.

Conveniently positioned, the property retains many original features and comprises a bright through-reception, spacious kitchen/diner, two bathrooms, guest W.C., and a private rear garden - ideal for family living and entertaining.

Additional benefits include an undeveloped cellar, currently used for storage.

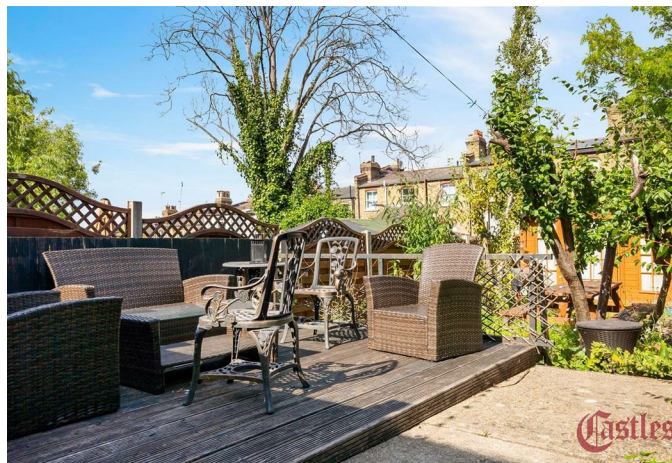
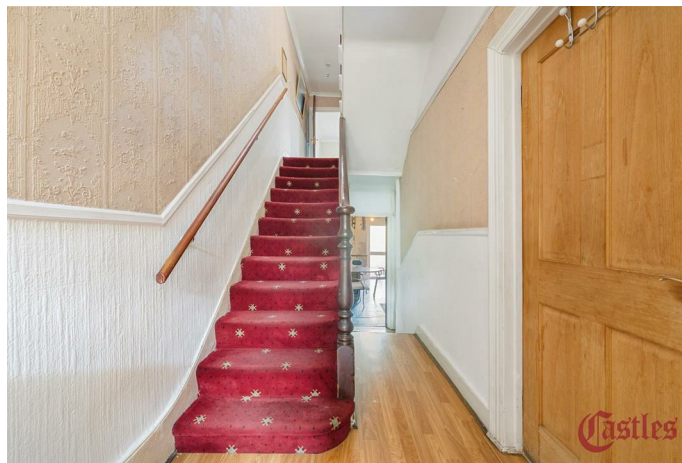
Perfect for buyers looking to create a bespoke family home in a sought-after location with strong community feel and excellent local amenities, including varying transportation options to the City and West End, highly regarded local schools and recreational grounds and facilities.

Offered with no onward chain.

Local Authority: Haringey

Council Tax band: F





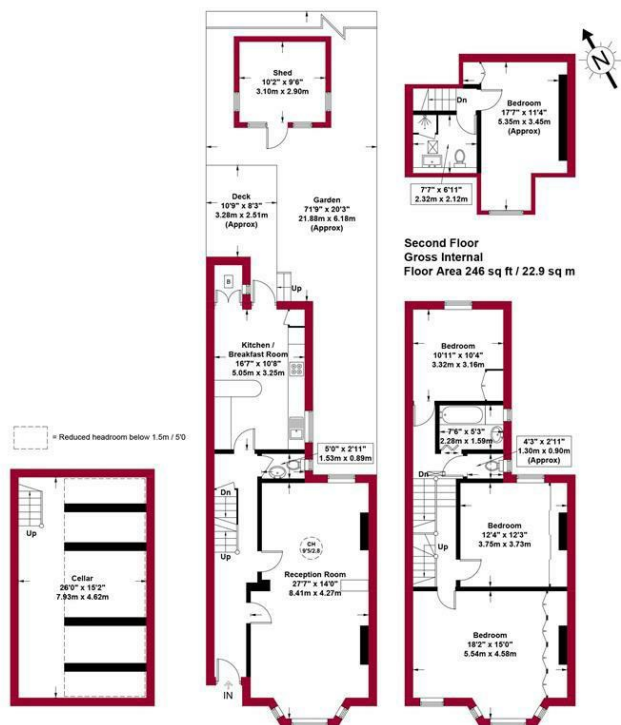
Ferne Park Road, N8

Approximate Gross Internal Area = 1652 sq ft / 153.6 sq m
(Excluding Cellar / Shed)

Restricted Height = 252 sq ft / 23.4 sq m

Cellar = 394 sq ft / 36.6 sq m

Shed = 97 sq ft / 9.0 sq m



Cellar
Gross Internal
Floor Area 394 sq ft / 36.6 sq m

Ground Floor
Gross Internal
Floor Area 708 sq ft / 65.8 sq m

First Floor
Gross Internal
Floor Area 698 sq ft / 64.9 sq m



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.



A guide to the area

AREA GUIDE TEXT



House - Terraced

Freehold

Council:

Council Tax Band: F

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 | (92-101) | | |
| 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 | |