



Castles

ASKING PRICE

£2,295,000

Rosebery Gardens

London, N8 8SH

Castles
for sale
020 8996 1000

Castles

PROPERTY SUMMARY

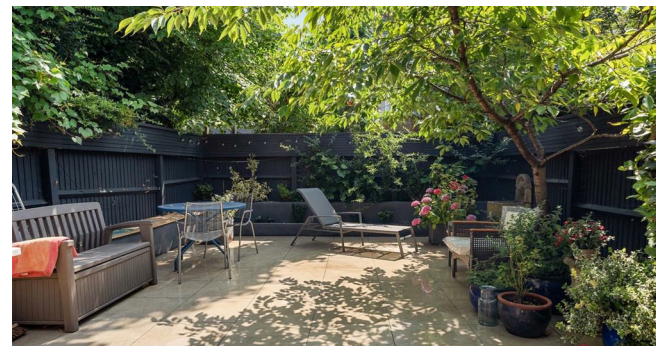
A fabulous opportunity to acquire this well-presented, abundantly spacious, five-bedroom, period family home. The property, measuring approximately 3077 sqft/285.9 sqm benefits from an ideal blend of contemporary and period detailing. Further comprising two receptions, rear kitchen/reception onto private south-facing rear garden, three bathrooms, en-suite, studio area with dual access, balcony, and ample storage.

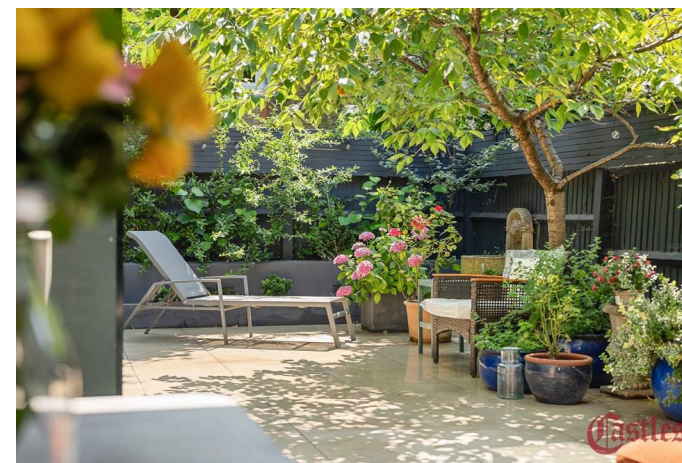
Perfectly positioned within a moments' walk of the desired Broadway with an array of essential amenities on your doorstep.

An early viewing is highly recommended.

Local Authority: Haringey

Council Tax band: G

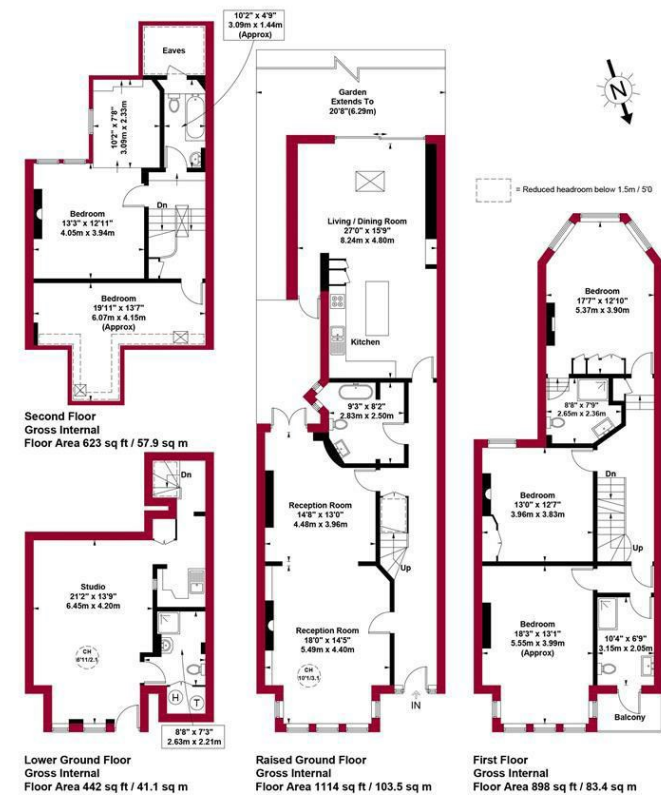




Rosebery Gardens, N8

Approximate Gross Internal Area = 3077 sq ft / 285.9 sq m

Restricted Height = 102 sq ft / 9.5 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.



For a guide to the area please scan this code for more information



House - Terraced

Freehold

Council:

Council Tax Band: G

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	