



# Castles

ASKING PRICE

**£2,350,000**

**Birchington Road**

Crouch End, N8 8HP





## PROPERTY SUMMARY

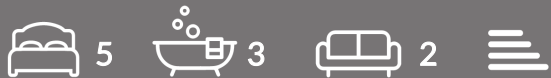
A Splendid Five-Bedroom Period Home with Contemporary Elegance

This beautifully presented five-bedroom, period residence seamlessly blends timeless character with refined contemporary detailing. Set in a highly sought-after location on the periphery of Highgate, it offers a thoughtfully designed and practical layout ideal for modern family living.

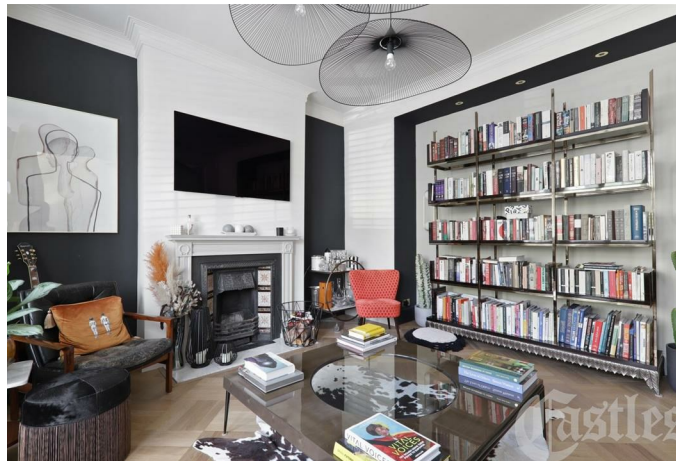
The accommodation comprises a welcoming front-reception room, a stunning open-plan kitchen, dining, and seating area at the rear, perfect for entertaining and leading onto a landscape rear, private garden, providing a serene escape, ideal for relaxation or play. Further comprising a utility room and guest W.C. Upstairs, you'll find two luxurious en-suite bedrooms, a stylish family bathroom, and ample space for family and guests alike.

Ideally positioned just moments from Crouch End 'Village' and a short stroll to Highgate Station, this home is also within close-proximity to some of the area's most esteemed schools, both state and independent - including Coleridge, Channing, and Highgate School.

A rare opportunity to acquire an exceptional family home in one of North London's most desirable neighbourhoods.





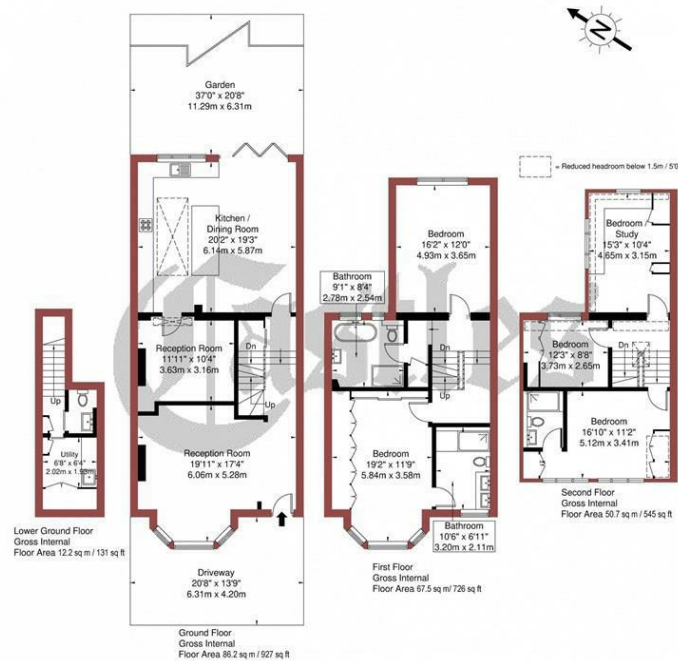




## A guide to the area

### AREA GUIDE TEXT

Approx. Gross Internal Area = 216.6 sq m / 2329 sq ft



Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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

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### OFFICE DETAILS

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