



Castles

GUIDE PRICE

£1,875,000

Palace Road

Crouch End, N8 8QP

Castles

PROPERTY SUMMARY

An Exquisite Four-Bedroom Period Family Home
This beautifully renovated four-bedroom period home offers an abundance of natural light and space throughout, combining elegant period features with tasteful contemporary design. Thoughtfully modernised to suit the needs of today's family, the property provides a practical and stylish living arrangement. Ideally located just a short stroll from Crouch End Broadway and the excellent recreational facilities of Priory Park and Park Road Leisure Centre and Lido, this home enjoys both convenience and community.

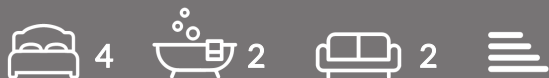
Key features include:

Bespoke Herringbone Oak flooring with underfloor heating on the ground floor
Tavola bespoke fully fitted kitchen with central island and double larder
Underfloor heated bathrooms for added comfort
Spacious double reception leading to an open-plan kitchen/diner and living area
Private rear garden with patio, lawn, and mature shrubs

Additional accommodation includes a guest W.C., cloakroom, utility room, and a waterproofed cellar offering excellent storage space. The upper floors house a luxurious family bathroom and an additional bathroom on the top floor.
Early viewing is highly recommended to appreciate the space, quality, and outstanding location this home offers.

Local Authority: Haringey

Council Tax Band: H





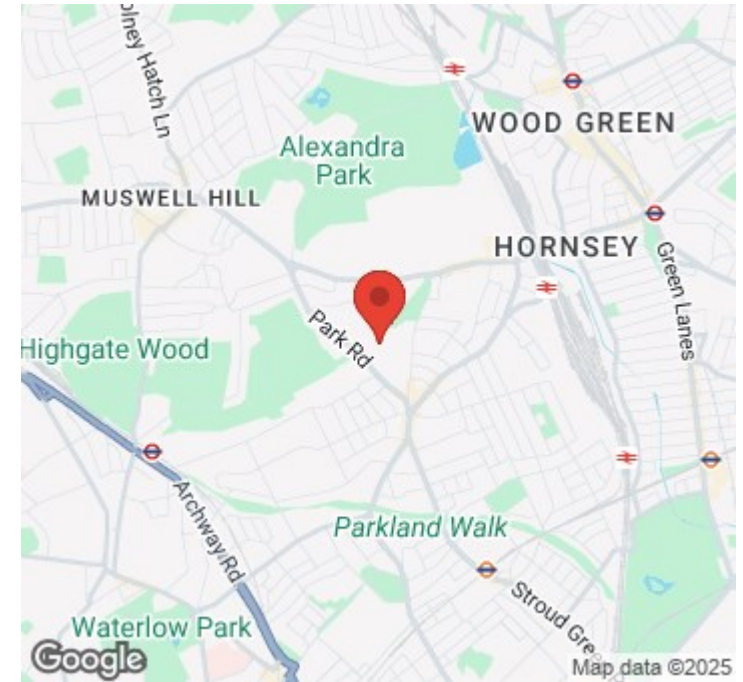
Palace Road, London, N8 Approximate Gross Internal Area = 2031 sq ft / 188.4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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



House - Terraced

Freehold

Council:

Council Tax Band: H

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	(67-77)		
B	(61-66)		
C	(55-60)		
D	(49-54)		
E	(43-48)		
F	(37-42)		
G	(31-36)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			