



Castles

ASKING PRICE

£1,375,000

Linzee Road

Crouch End, N8 7RE

Castles



PROPERTY SUMMARY

Set between the parks of Alexandra and Priory is this four-bedroom, family home requiring modernising. Further comprising two receptions, kitchen, utility, bathroom and a sizeable rear garden.

The property offers the potential to create a wonderful family home with further expansion via a rear and loft extensions (STPP). We highly recommend an early viewing.

Local Authority: Haringey

Council Tax band: E





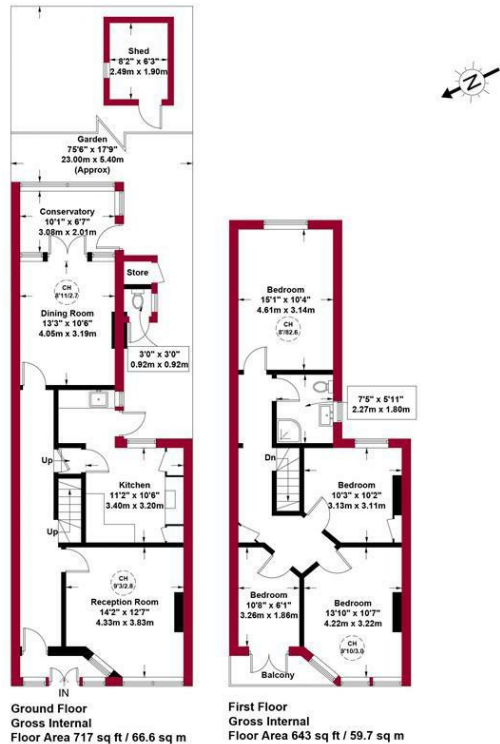
A guide to the area

AREA GUIDE TEXT

Linzee Road, N8

Approximate Gross Internal Area = 1410 sq ft / 131 sq m

Shed = 50 sq ft / 4.7 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.



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