



Castles

ASKING PRICE

£1,875,000

Priory Avenue

Crouch End, N8 7RP



PROPERTY SUMMARY

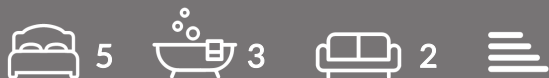
A charming five-bedroom, three-bathroom family home, with the added benefit of a large lower ground floor, currently used as a business, but easily adapted for a self-contained, one-bedroom apartment with its own front private entrance.

This Edwardian property was built in 1905 and is bursting with period features all sensitively restored, including tessellated exterior path to front door and period tiled entrance hall. Traditional fireplaces, and hard wood double glazed sash windows provide a cosy interior. Spacious double bedrooms and large kitchen-diner and reception offer ample space for a large family, blending period nostalgia with modern living.

Cat 5 cabling is installed in each room to ensure reliable internet connectivity.

This friendly neighbourhood is walking distance to several 'Good' Ofsted rated primary and secondary schools. A truly unique feature of this property is the large gated private garden and games room accessed directly from the back garden.

The unmistakable village vibe is illuminated by being conveniently located between award winning Priory Park and the 7.5 acres of green space surrounding Alexandra Palace and Crouch End's historic Broadway and Hornsey High Street with its pubs, cafe's, restaurants, and shops. For those with a more active agenda the cinemas, gyms, and Lido are close by.





A guide to the area

AREA GUIDE TEXT



House - End Terrace

Freehold

Council:

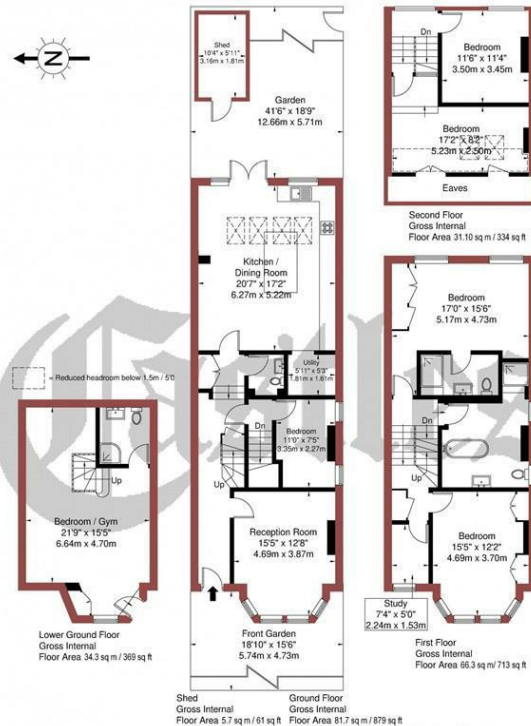
Council Tax Band: E

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Approx. Gross Internal Area = 213.4 sq m / 2295 sq ft
Shed = 5.7 sq m / 61 sq ft
Total = 219.1 sq m / 2356 sq ft



Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(12-15)		
B	(16-20)		
C	(21-25)		
D	(26-30)		
E	(31-35)		
F	(36-40)		
G	(41-45)		
Not energy efficient - higher running costs			
England & Wales			