

A photograph of a bright, modern living room. In the center is a fireplace with a white marble surround and a black arched opening. Above the mantel is a large, square mirror made of smaller square tiles. To the left of the fireplace are built-in white shelves. To the right is a large window with white shutters and a white radiator below it. A dark blue sofa is in the foreground on the right. A wooden dining table and chairs are visible on the left. A modern chandelier hangs from the ceiling.

# Castles

ASKING PRICE

**£590,000**

**Nelson Road**

Crouch End, N8 9RU

# Castles



## PROPERTY SUMMARY

Set on a popular residential turning off Weston Park, this beautifully presented two-bedroom, split-level period conversion occupies the first floor of a well-maintained period property. Lovingly cared for by the current owners, the home blends charming original features with a light and airy modern feel.

Ideally located just a short stroll from the vibrant Crouch End Broadway, and within catchment of the highly rated Weston Park and Rokesly Primary Schools (Ofsted-rated 'Outstanding'), the property offers a perfect setting for families and professionals alike.

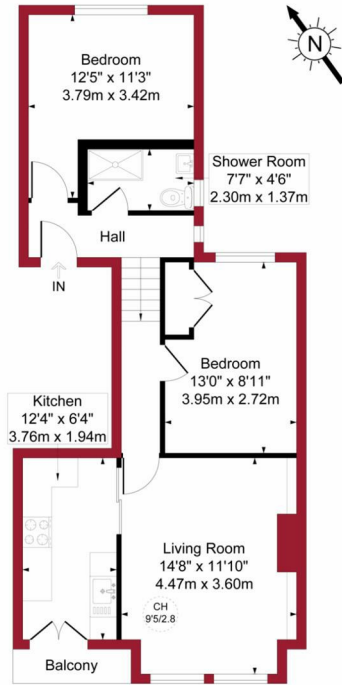
The accommodation comprises a bright and spacious reception room, a well-appointed kitchen with direct access to a private balcony, and a stylish three-piece bathroom suite. Both bedrooms are generously sized, making the most of the natural light throughout. A perfect opportunity to own a character-filled home in one of North London's most desirable neighbourhoods.

Local Authority: Haringey  
Council Tax band: B  
Lease: 992 years (999 years from 01/01/2018)  
Current Service/Maintenance Charge: Not applicable  
Ground Rent: Not applicable





Nelson Road, London, N8 Approximate Gross Internal Area = 595 sq ft / 55.2 sq m



First Floor



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.



## An overview of Crouch End

Situated in a valley, Crouch End is overlooked by nearby Muswell Hill, Highgate and Alexandra Palace. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively being combined with modern high specification developments. With its diverse independent retailers and high street stores accompanied with good schools and parks this bohemian and vibrant location ensures Crouch End remains a desirable place to reside. Packed with lots to see and do with great feeling of community spirit. The area is dominated by a vibrant 'Village' with the landmark Clock tower at the centre of attraction with a fine range of independent retailers, coffee shops, bars and restaurants, while there is a distinct open feel to the area, owing to a large number of green spaces including Parkland walk.

### History

Once a medieval route from London to the north of England, Crouch End, which was governed as part of Hornsey, was a mainly wooded area containing farms and villas, including Crouch Hall, built in the 17th century at the intersection of what came to be known as Crouch End. The area changed rapidly in the late 18th century from a largely rural area to a prosperous middle-class suburb, due to a sharp rise in professionals, including clerical workers moving to the area looking to commute into the city, thanks to the development of the railway in the area. Many of the old houses were demolished and replaced with housing aimed at the middle-class.

### Housing Stock

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Crouch End attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

### Shopping, food and drink

Crouch End offers an amazing array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on the Broadway include upmarket restaurants and supermarkets as well as numerous cafes and bars spilling out onto the pavements. There is also a long-standing baker, Dunn's, as well as two butchers, a fishmonger and a greengrocer.

### Recreational Grounds & Amenities

There are plenty of open green spaces in and around Crouch End, including Highgate Woods to the west, with Queen's Wood adjacent.



Flat

Share of Freehold

**Council:**

**Council Tax Band: C**

**Lease Remaining:** 992 years (999 years from 01/01/2018)

**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



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