



Castles

ASKING PRICE

£2,885,000

Womersley Road

Crouch End, N8 9AP

Castles



PROPERTY SUMMARY

A stunning 5/6 Bedroom Victorian Linked Semi-Detached House, measuring circa 3200 Sqft/300 Sqm

Located just moments from the vibrant heart of Crouch End 'Village', this exceptional 5/6-bedroom Victorian linked semi-detached home offers an impressive fusion of period elegance and contemporary design. Set across multiple spacious levels, the property provides beautifully balanced family living with generous proportions, refined detailing, and high-end modern comforts throughout with additional side access for enhanced practicality.

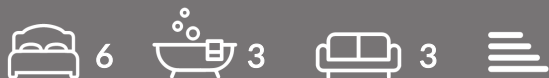
Behind its handsome façade, this characterful home boasts a wealth of original features, including ornate cornicing, high ceilings, and large sash windows that flood the interiors with natural light. These period details are seamlessly complemented by modern upgrades such as underfloor heating, Cat 5 cabling, and a sleek, neutral decor palette.

The versatile accommodation includes five generous double-bedrooms, along with a potential sixth bedroom or dedicated home office - perfect for modern family needs or hybrid working and dedicated utility room. There are three underfloor heated contemporary bathrooms, all finished to a high standard, providing both functionality and comfort.

At the heart of the home lies a well-appointed through reception, overlooking a stylish and spacious underfloor heated, kitchen-dining/living area ideal for entertaining, opening onto a south-west facing rear garden that enjoys plenty of afternoon sun. A roof terrace offers an additional private outdoor retreat with far-reaching views.

The location is one of North London's most desirable: a short stroll to Crouch End's independent shops, cafes, restaurants, and cultural venues, yet tucked away on a peaceful residential street. The property also falls within the catchment for highly regarded local schools and offers excellent transport links to the City and West End, via nearby Overground, Underground, and bus connections.

This rare home combines



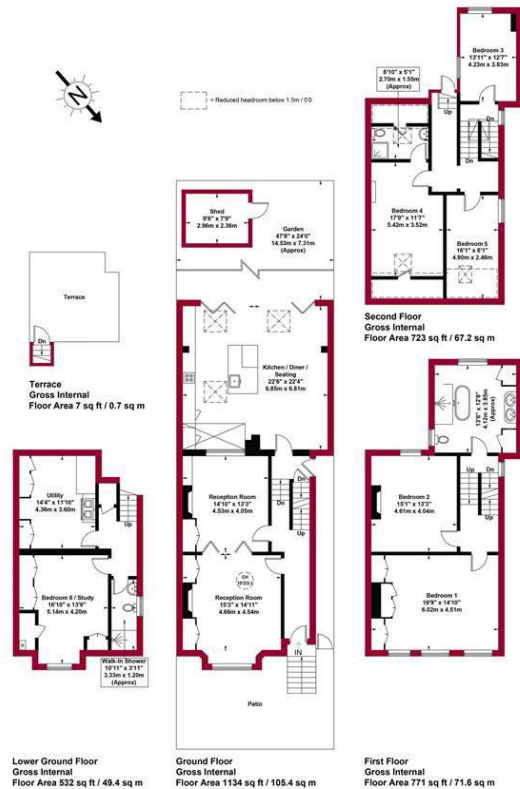
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Womersley Road, N8 Approximate Gross Internal Area = 3241 sq ft / 301.2 sq m
(Including Shed)

Restricted Height = 116 sq ft / 10.8 sq m

Shed = 74 sq ft / 6.9 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.



A guide to the area AREA GUIDE TEXT



House - Semi-Detached

Freehold

Council:

Council Tax Band: G

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 plus A			
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	