



Castles

ASKING PRICE

£1,250,000

Womersley Road

Crouch End, N8 9AE

Castles

PROPERTY SUMMARY

Occupying the ground floor of an imposing double fronted Victorian residence is this beautifully presented three-bedroom conversion, combining classic character with modern comfort. Situated on a desirable turning within a moments' walk of Crouch End Broadway. The property enjoys an abundance of natural light throughout, creating a warm and welcoming atmosphere.

Further comprising a generous open-plan, rear fitted kitchen, living and dining area with under floor heating, onto a private south-west facing rear garden, perfect for both relaxation and entertaining. In addition, bathroom, utility area and cellar storage. This delightful home is an ideal opportunity for those seeking a blend of period charm, light-filled spaces, and modern living.

Don't miss out on the chance to make it your home!

Local Authority: Haringey

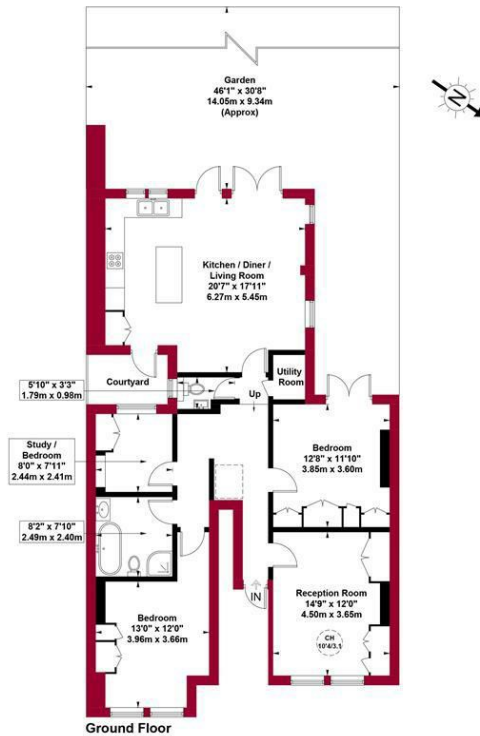
Council Tax Band: E





Womersley Road, N8 Approximate Gross Internal Area = 1170 sq ft / 108.7 sq m

Restricted Height = 11 sq ft / 1.0 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.



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



Flat - Garden

Share of 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

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OFFICE DETAILS

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<https://www.castles.london>

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 |  |