



ASKING PRICE

£2,000,000

Crouch Hall Road

London, N8 8HJ

Castles

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PROPERTY SUMMARY

A Wonderful Opportunity in Crouch End / Highgate Borders

An exceptional opportunity to acquire this substantial six-bedroom, period home, ideally situated on the sought-after, tree-lined Crouch Hall Road, just moments from the Broadway and the Highgate periphery.

This impressive property showcases many original features, including fireplaces, high ceilings, a unique entrance hallway and striking staircase. Offering excellent scope for refurbishment throughout, the house requires complete renovation and is unlikely to be mortgageable, an ideal project for buyers seeking to restore a character home to its full potential.

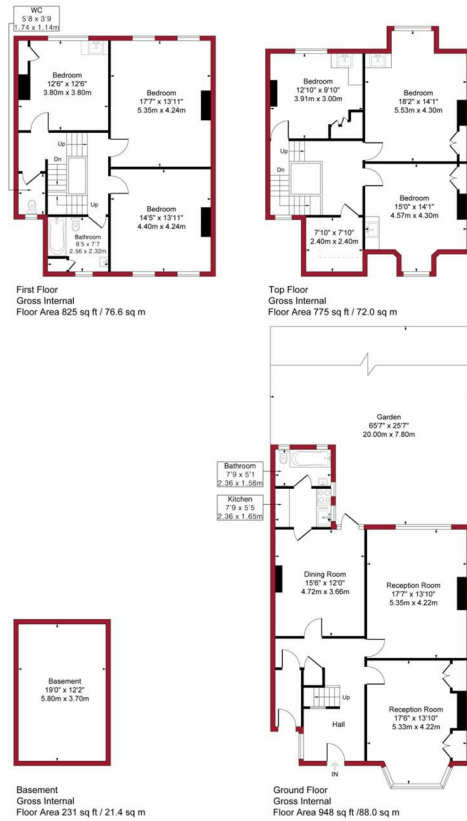
The current layout comprises two generous reception rooms, a kitchen/diner, ground and first-floor bathrooms, and an additional cloakroom. Further benefits include a cellar and front off-street parking.

Homes of this calibre and location rarely come to market — early viewing is highly recommended to avoid disappointment.





Crouch Hall Road, London, N8 Approximate Gross Internal Area = 2779 sq ft / 258.0 sq m

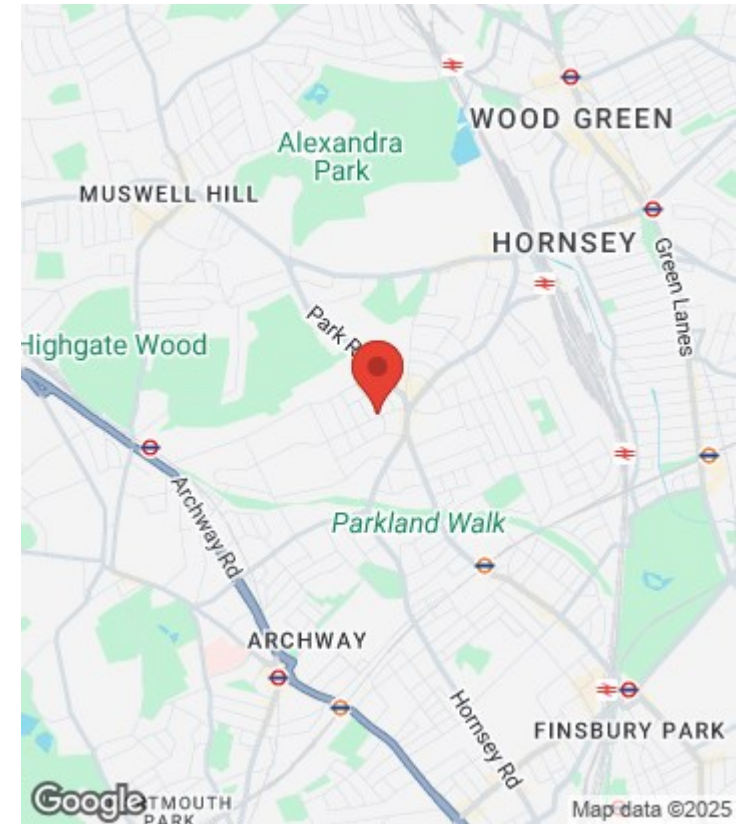
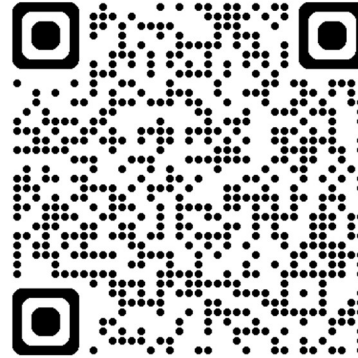


PINK PLAN

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.

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



House - Terraced

Freehold

Council: Haringey

Council Tax Band: G

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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OFFICE ADDRESS

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OFFICE DETAILS

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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	