



ASKING PRICE

£2,500,000 Freehold
Ferne Park Road

Crouch End, N8 9BP

PROPERTY SUMMARY

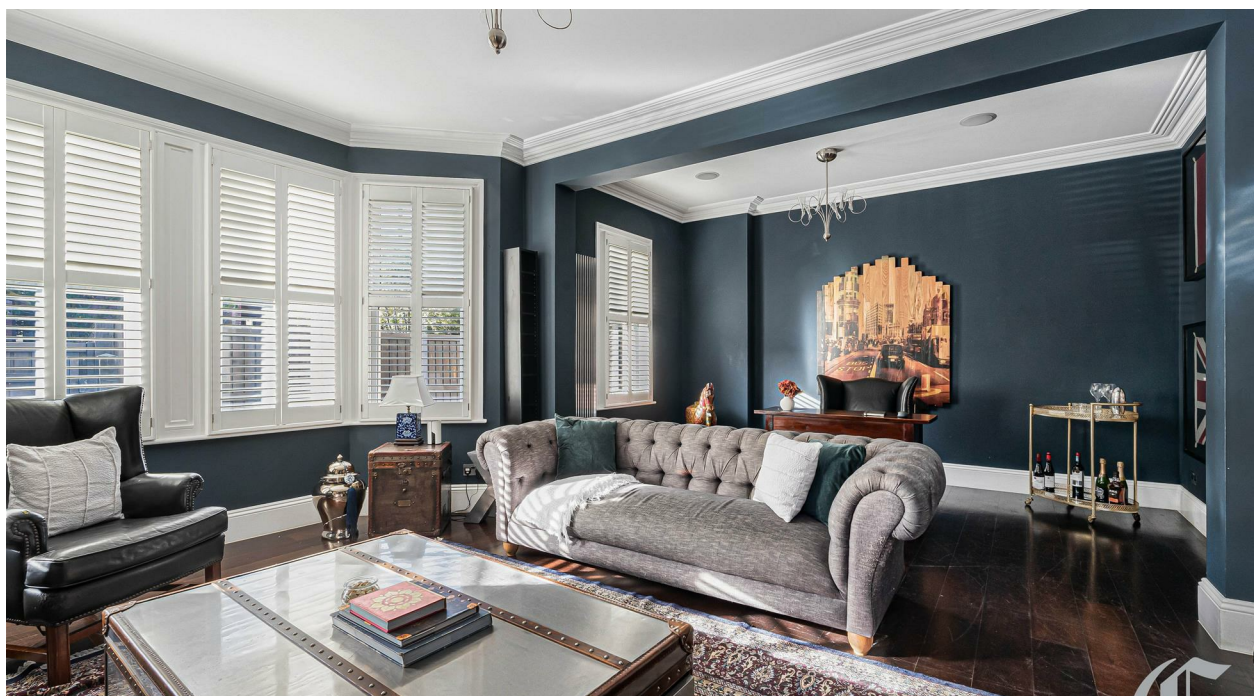
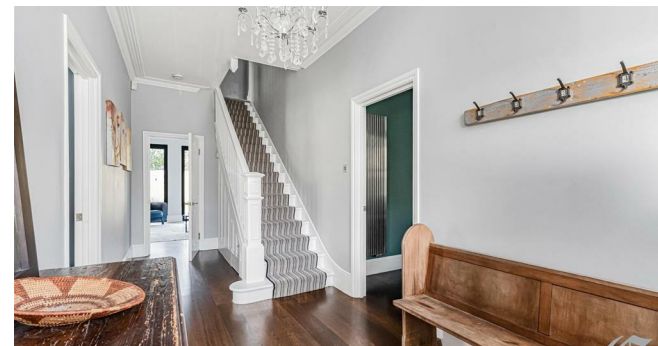
An imposing, four-bedroom, end-of-terrace Victorian residence, occupying a prominent corner position at the highly sought-after junction of Weston Park and Ferme Park Road.

Extending to approximately 2,900 sq ft, this rare and substantial home offers exceptionally spacious lateral accommodation arranged over two floors, complemented by a self-contained garden studio, currently arranged as a fifth bedroom.

The accommodation further comprises two private reception rooms, a generous rear kitchen/living area, guest cloakroom, utility room and family bathroom. The principal suite is particularly impressive, benefiting from a dressing room and en-suite bathroom. Externally, the property enjoys gated off-street parking for three cars to the front, together with a large rear garden with a desirable south-west-facing aspect.

The property is ideally positioned for some of the area's highly regarded schools, including Weston Park and Rokesly Schools, while the green open spaces of Stationers Park and Priory Park are also close by. Crouch End Broadway is within easy reach, offering an excellent array of independent shops, cafés, restaurants and everyday amenities, while convenient transport links provide access towards both the City and West End.

A rare opportunity to acquire such a substantial Victorian residence in this highly regarded Crouch End location. An early viewing is highly recommended.



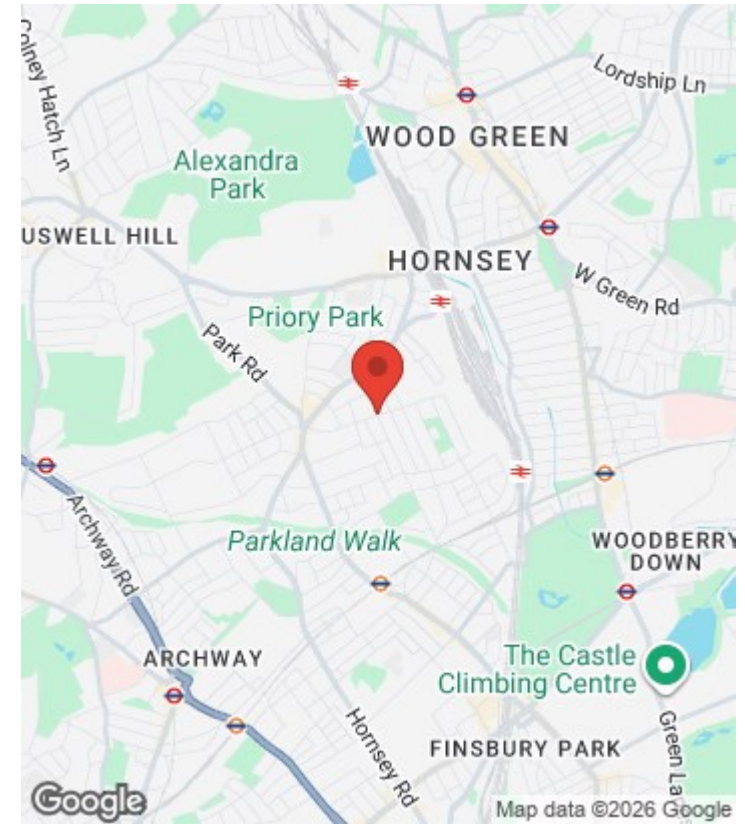
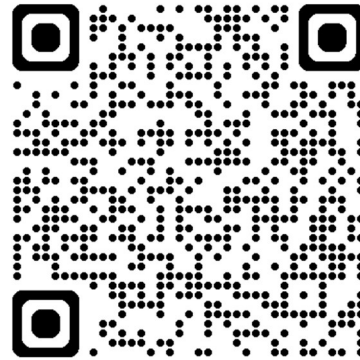


Ferne Park Road, London, N8

Approximate Gross Internal Area = 2897 sq ft / 269.0 sq m
(Including Outbuilding)



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



House - Semi-Detached

Freehold

Council: Haringey

Council Tax Band: H



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.



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	