



Castles

GUIDE PRICE

£2,000,000 Freehold
Elder Avenue

London, N8 9TH

Castles
LONDON

PROPERTY SUMMARY

A SUBSTANTIAL FIVE-BEDROOM PERIOD HOME WITH EXCEPTIONAL POTENTIAL, A SOUTH-WEST FACING GARDEN AND PLANNING CONSENTS TO EXTEND

Occupying a prime residential road just moments from Crouch End Broadway, this substantial five-bedroom period home presents a rare opportunity to create an exceptional family residence in one of North London's most sought-after locations.

Currently extending to approximately 2,700 sq ft (250.4 sq m), including the cellar, the property offers generously proportioned accommodation, an abundance of period features and considerable scope for modernisation and reconfiguration to suit individual requirements.

The existing accommodation comprises five double bedrooms, a through reception room, an additional living room, a kitchen/dining room, utility room, ground-floor bathroom and cellar. The property retains a wealth of period character, providing an excellent foundation for a sympathetic refurbishment that combines original architectural features with contemporary family living.

To the rear, a particularly attractive feature is the south-west facing garden, extending to approximately 2,300 sq ft (214 sqm), offering excellent potential for landscaping, outdoor entertaining and family enjoyment, with the benefit of afternoon and evening sunshine.

Of particular significance are the existing planning consents, offering purchasers the opportunity to substantially increase the accommodation:

- Existing property: Approximately 2,700 sq ft (250.4 sq m), including cellar.
- Planning consent HGY/2026/1737: Approval to extend the main house to approximately 3,414 sq ft (317.2 sq m).
- Planning consent HGY/2026/1735: Further provision for a garden one-bedroom guest house, taking the potential combined accommodation to approximately 4,010 sq ft (372.6 sq m).

These consents present an exciting opportunity to transform the property into a considerably larger and more versatile home, subject to the approved plans and any applicable planning conditions.

The location is equally appealing. Crouch End Broadway is just a short walk away, offering an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities, alongside a vibrant community atmosphere.

The area is also well regarded for its choice of local schools, green open spaces and convenient transport connections to surrounding North London neighbourhoods and central London.

This is a compelling opportunity to acquire a substantial period home with considerable character, a generous south-west facing garden and approved plans for significant expansion, in a prime Crouch End location. Ideal for buyers looking to create a bespoke family home and unlock the property's full potential.

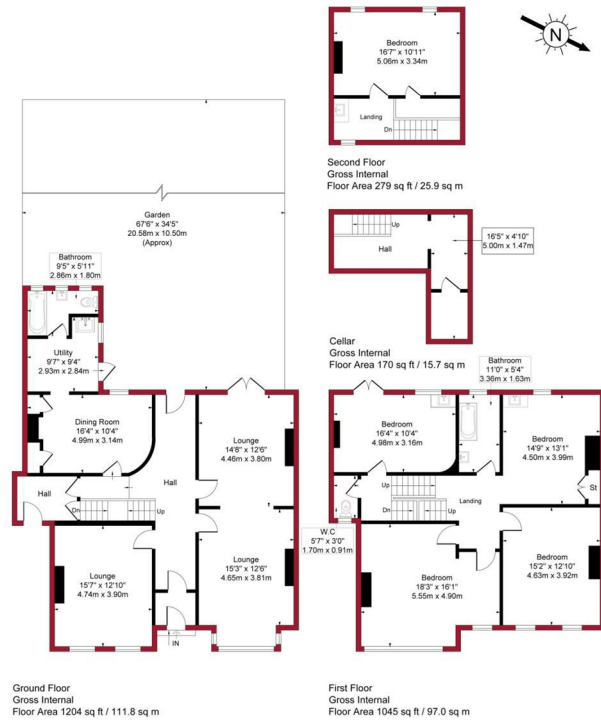
Offered with no onward chain.





Elder Avenue, London, N8

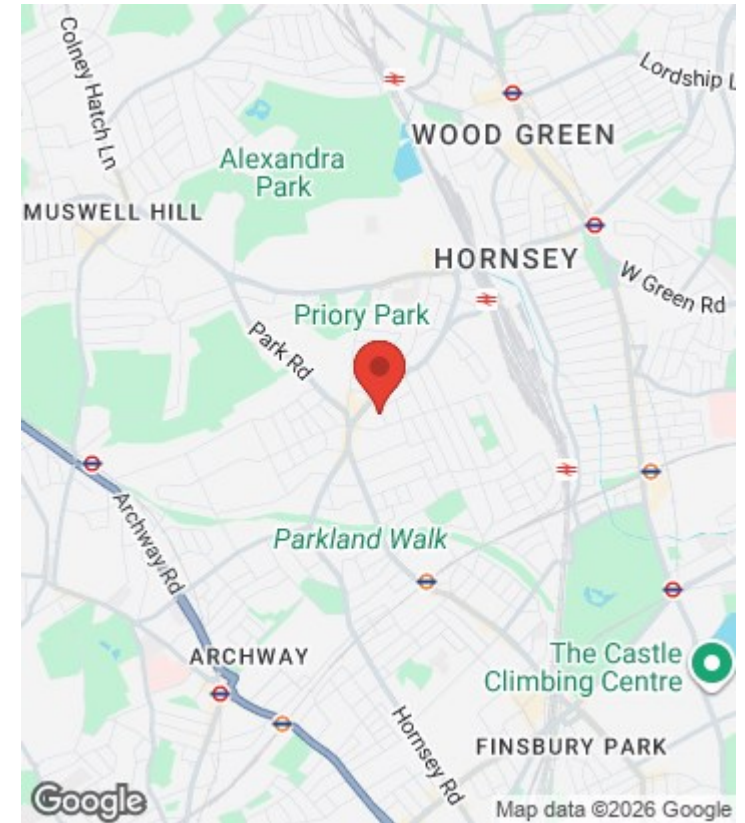
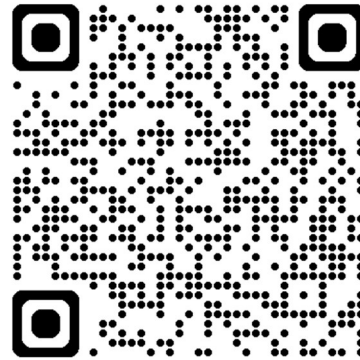
Approximate Gross Internal Area = 2698 sq ft / 250.4 sq m
(Including Cellar)



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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House

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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