

A large, elegant living room with a bay window, a fireplace, and a chandelier. The room features light-colored walls with decorative paneling, a high ceiling with a coffered design, and a large, ornate chandelier. A dark green sofa is positioned in front of the bay window, which is dressed with light blue curtains. A large, colorful patterned rug covers the wooden floor. A fireplace with a dark wood mantel and a large mirror above it is visible on the left. A small, patterned armchair sits next to the fireplace. A wooden sideboard stands near the window. A large, ornate chandelier hangs from the ceiling. A small table with a lamp and a vase of flowers is placed near the window. A large, ornate chandelier hangs from the ceiling. A small table with a lamp and a vase of flowers is placed near the window.

Castles

ASKING PRICE

£2,000,000

Park Avenue North

London, N8 7RU

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PROPERTY SUMMARY

An imposing five-bedroom period family home set on a highly sought-after, tree-lined avenue leading directly to Alexandra Park. Arranged over four floors and extending to approximately 2,785 sq ft / 258.6 sq m, this substantial property offers generously proportioned rooms throughout.

The home further benefits from additional lower ground floor access, providing the potential for a self-contained studio area complete with kitchen/utility space and a shower room—ideal for extended family or guests.

Accommodation comprises a front reception room, a spacious rear kitchen/diner with adjoining lounge, a family bathroom on the first floor, an ensuite to the principal bedroom, a study, and a delightful rear garden.

Ideally positioned between the open green spaces of both Priory Park and Alexandra Park, this exceptional home offers a perfect balance of period character, flexible living space, and an enviable location.





Lower Ground Floor
Gross Internal
Floor Area 400 sq ft / 37.1 sq m

Ground Floor
Gross Internal
Floor Area 910 sq ft / 84.5 sq m

First Floor
Gross Internal
Floor Area 800 sq ft / 74.3 sq m

Second Floor
Gross Internal
Floor Area 510 sq ft / 47.4 sq m

Lower Ground Floor Details:
Bedroom: 12'3" x 11'2" (3.74m x 3.41m)
Shower Room: 7'9" x 4'10" (2.37m x 1.43m)
Utility: 13'9" x 6'3" (4.20m x 1.90m)

Ground Floor Details:
Garden: 90'0" x 19'7" (27.43m x 5.96m) (Approx)
Reception Room: 18'8" x 13'3" (5.70m x 4.06m)
Kitchen/Dining Room: 32'5" x 11'5" (9.87m x 3.49m)
Lounge: 21'11" x 11'8" (6.66m x 3.55m)
Bedroom: 9'0" x 8'7" (2.74m x 2.52m)
En-suite: 13'0" x 11'6" (3.95m x 3.50m)

First Floor Details:
Bedroom: 13'4" x 11'8" (4.05m x 3.59m)
Bedroom: 15'4" x 18'1" (5.69m x 5.52m)
En-suite: 13'0" x 11'6" (3.95m x 3.50m)

Second Floor Details:
Study: 11'10" x 8'8" (3.61m x 2.66m)
Bedroom: 13'5" x 11'9" (4.12m x 3.58m)
Bedroom: 18'4" x 14'0" (5.58m x 4.26m)
Bedroom: 11'10" x 4'11" (3.60m x 1.51m)

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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