



Castles

GUIDE PRICE

£2,500,000

Wolseley Road

London, N8 8RP

Castles

PROPERTY DESCRIPTION

This beautifully preserved Victorian end of terrace, family home has been lovingly maintained and enhanced by the current owners, retaining a wealth of original period features throughout. These include original tiled floors in both the front and rear lobbies, extensive original cornicing, and three fireplaces, two of which remain fully operational. The original floorboards run throughout the house and have been carefully restored, remaining uncovered, regularly polished, and immaculately maintained.

The property offers a generous loft space, presenting clear potential for conversion, subject to the usual planning permissions and building regulations.

The kitchen was comprehensively refurbished in 2019 to a high specification, featuring quality fitted cabinetry, attractive granite worktops, and characterful earth-fired tiles above the main cooker.

Dating from the 1880s-1890s, the house has not been structurally altered since its original construction, aside from the considered improvements noted above. As a result, it stands as an exceptional example of a Victorian home that has been sensitively upgraded while remaining thoroughly authentic. Throughout the house, thoughtful choices in colour palettes, lighting, and furnishings ensure the period character is consistently respected and enhanced.

LOCATION

Perfectly positioned in the heart of Crouch End on the Highgate periphery, the vibrant shops, cafés, and restaurants of the Broadway are just a short walk away. Transport connections are excellent, with a range of local bus routes and convenient access to both Highgate Underground Station and Hornsey mainline station.

The area is well served by outstanding green spaces, all within easy walking distance, including Alexandra Park, Shepherd's Cot, Queen's Wood, and Priory Park. Highly regarded local schools are nearby, while Shepherd's Cot offers a variety of recreational facilities, including tennis and padel courts, cricket pitches, and clubs.

OUTSIDE

The current owners have lived in the property since 1993, enjoying it as a cherished family home across three generations. The large, beautifully maintained garden has been particularly enjoyed and includes a recently purchased summerhouse, offering excellent potential as a home office or studio. Mains electricity has already been extended to the garden.

Two recently installed, hand-built flat wooden terraces provide exceptional outdoor entertaining spaces, one with steps leading down to the lawn. These areas are ideal for dining, relaxing, or enjoying evening drinks while taking in the spectacular setting.

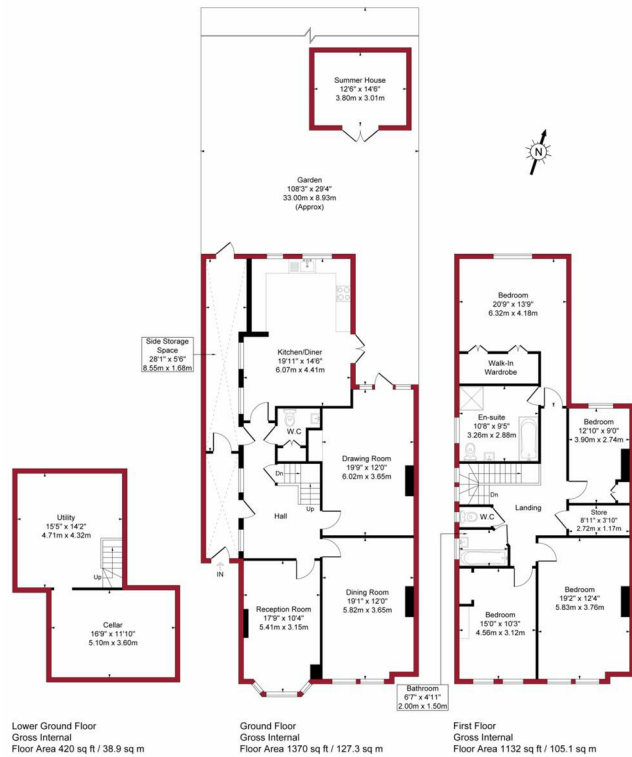
Situated at the top of Wolsley Road, the property benefits from truly outstanding views from the garden, kitchen, and rear upper bedrooms. The outlook spans Muswell Hill, Queen's Wood, and Highgate Woods to the west, stretches across Alexandra Palace, and on clear days extends eastwards as far as Epping Forest.





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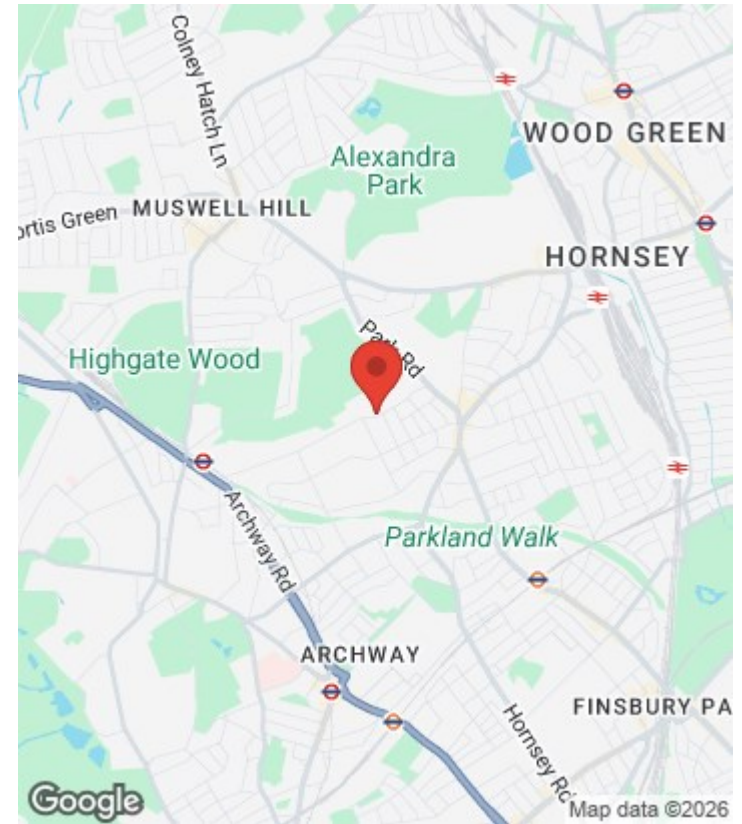
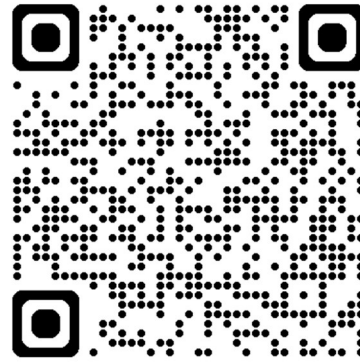
Approximate Gross Internal Area = 3045 sq ft / 282.8 sq m
(Including Lower Ground Floor & Summer House)



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 - 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



OFFICE ADDRESS

12 Topsfield Parade
Crouch End
London
N8 8PR

OFFICE DETAILS

020 8348 5515
crouchend@castles.london
<https://www.castles.london>

