



# Castles

ASKING PRICE

**£1,125,000**

**Womersley Road**

London, N8 9AE



Castles

## PROPERTY SUMMARY

Step into this beautifully presented three-bedroom garden conversion, set on the ground floor of an impressive double-fronted period residence. Perfectly positioned on a sought-after turning just moments from Crouch End Broadway with its array of desirable amenities, this home offers both charm and convenience.

Flooded with natural light throughout, the property boasts a warm and inviting ambiance. It features a spacious reception room and a generous eat-in kitchen, both seamlessly opening onto a stunning south-west-facing rear garden—ideal for entertaining or relaxing. A versatile garden studio at the rear adds further appeal, perfect for use as a home office, creative space, or retreat.

Additional highlights include a well-appointed bathroom, separate guest WC, and useful cellar storage.

Blending period character with modern living, this exceptional home presents a rare opportunity in a highly desirable location. Early viewing is highly recommended.

Lease: 189 years from 25th September 1976 (Expiry 29/9/2165)

Current Service/Maintenance Charge: 50% cost of building insurance

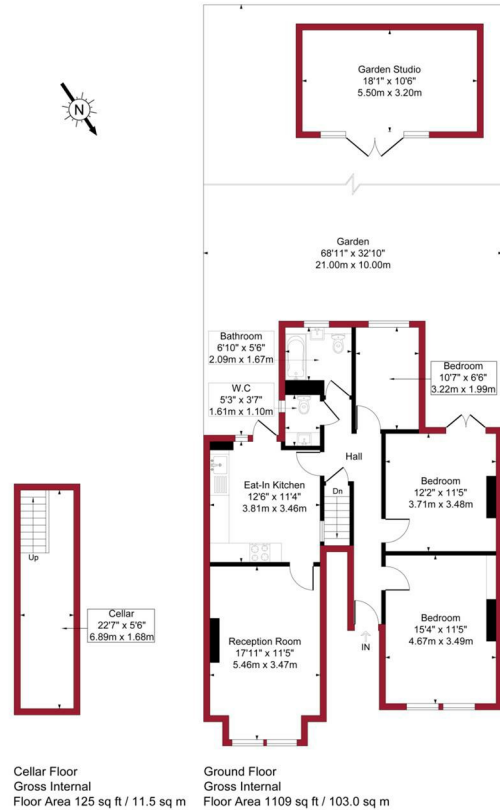
Ground Rent: £120.00 per annum



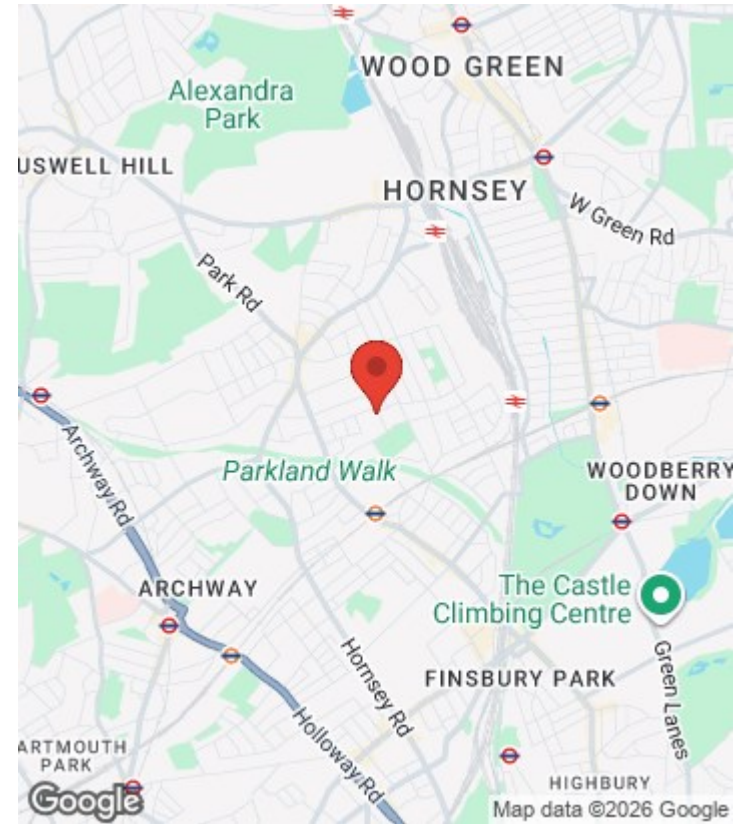
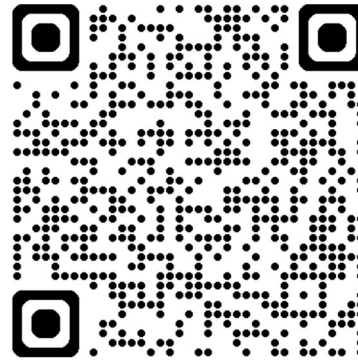


Womersley Road, London, N8

Approximate Gross Internal Area = 1234 sq ft / 114.5 sq m  
(Including Cellar & Garden Studio)



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



Flat - Garden

Leasehold

**Council:** Haringey

**Council Tax Band:** E



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



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