



Castles

ASKING PRICE

£2,150,000

Ferne Park Road

Crouch End, N8 9SD

Castles

PROPERTY SUMMARY

A truly exceptional five-bedroom family residence, meticulously renovated and extended to an exacting standard, offering beautifully balanced accommodation of the highest quality.

Behind its handsome period façade, this remarkable home has been thoughtfully reimagined to create elegant, contemporary living spaces whilst retaining a wealth of character and period charm. Impeccably finished throughout, the property presents a rare opportunity to acquire a turnkey home where every detail has been carefully considered.

The generous ground floor has been designed for both sophisticated entertaining and modern family living, comprising an elegant through reception room with original features, leading seamlessly to an outstanding open-plan kitchen, dining and family room flooded with natural light. A separate utility room and guest cloakroom complete this level.

At the heart of the home is a stunning bespoke kitchen, beautifully appointed with Calacatta Gold quartz worktops and an exceptional range of premium appliances, including a Bora X Pure induction cooktop with rough surface finish, Siemens integrated fridge, Siemens NoFrost freezer, Siemens single oven, Siemens compact microwave oven, Siemens warming drawer and a fully integrated Siemens five-programme dishwasher. A Quooker Flex tap provides instant hot, cold and boiling water, while the utility room benefits from a Siemens Steam Smart Finish washing machine and matching Siemens tumble dryer.

The upper floors provide five (including study) beautifully presented bedrooms, including a principal suite with a luxurious en-suite shower room, complemented by an elegantly appointed family bathroom. Every room has been finished to an exceptional specification, blending refined contemporary interiors with carefully preserved period detailing.

The comprehensive refurbishment extends far beyond the interiors, with significant investment in the fabric of the building, including a new roof, new windows and doors, complete rewiring, new plumbing throughout, a new Vaillant gas-fired central heating system and engineered oak flooring across the ground floor, ensuring both peace of mind and outstanding energy efficiency.

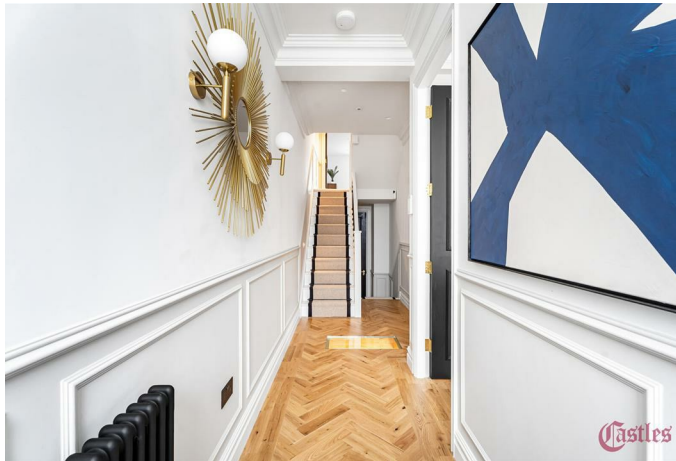
To the rear, a beautifully landscaped garden provides a tranquil setting for outdoor dining and entertaining, while a superb detached garden studio offers exceptional versatility as a home office, gym, studio or additional reception space.

Ideally positioned, the property is within easy reach of the area's vibrant selection of independent cafés, acclaimed restaurants, boutiques and everyday amenities, together with excellent local schools, green open spaces and convenient transport connections into the City and West End.

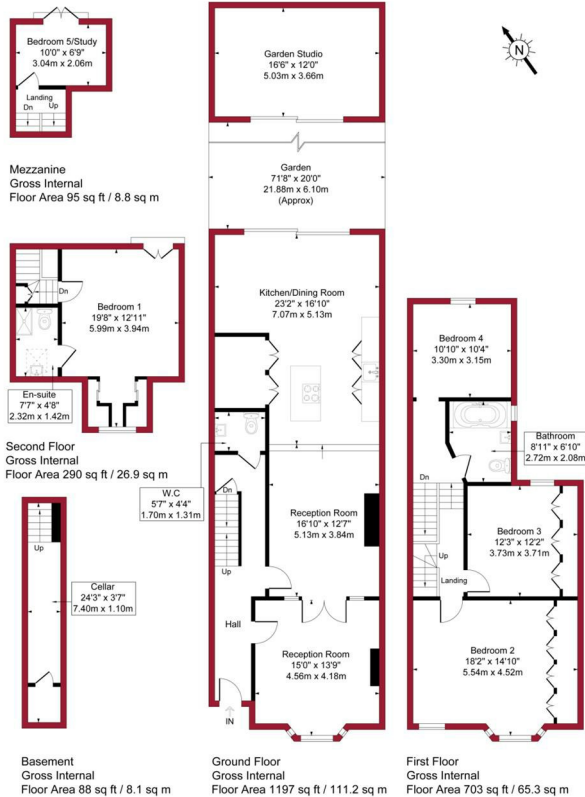
An exceptional home of remarkable quality, where timeless period elegance is perfectly balanced with contemporary design, state-of-the-art technology and uncompromising craftsmanship.

Offered with no onward chain.





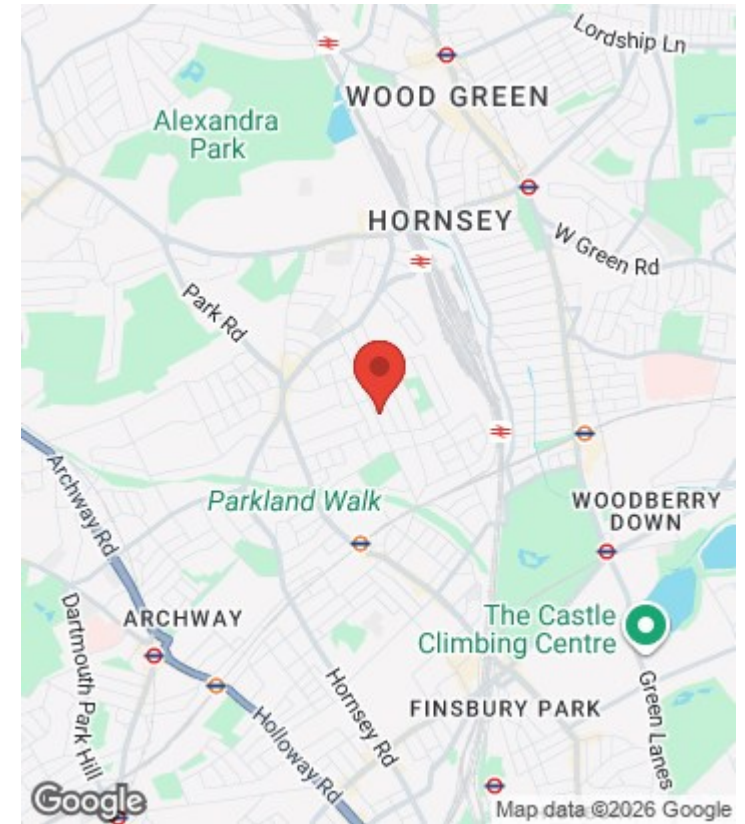
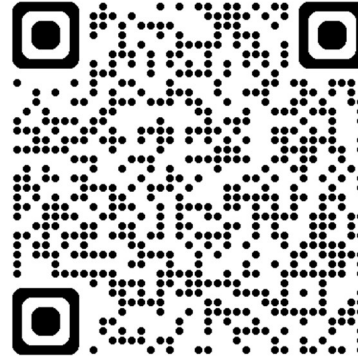
Ferne Park Road, London, N8 Approximate Gross Internal Area = 2292 sq ft / 220.3 sq m



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.



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



House - Terraced

Freehold

Council: Haringey

Council Tax Band: F

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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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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	